NOTICE OF AGENDA

PLANNING COMMISSION

City of Forest Lake – Link to Meeting Livestream

Forest Lake City Center – Council Chambers Forest Lake, Minnesota

March 27, 2024 - 7:00 PM

- 1. Call to Order
- 2. Roll Call
- 3. Pledge of Allegiance
- 4. Approve the Agenda
- 5. Consent Agenda Considerations (Action Items)*
 - a) Approve Planning Commission Meeting Minutes from March 13, 2024
 - *Planning Commission may remove any item from the consent agenda for specific consideration
- 6. Regular Agenda (Action Items)
 - a) Public Hearing: Westlake Shopping Center Expansion (119, 209 and 289 12th Street SW) Recommendation of Final Planned Unit Development Plan
- 7. Staff Updates
- 8. Adjourn



Planning Commission



Regular Meeting

1408 Lake Street South Forest Lake, MN 55025 www.ci.forest-lake.mn.us

~ Minutes ~

Dawn Bugge, C.D. Admin Assistant

Wednesday, March 13, 2024

7:00 PM

City Center - Council Chamber

City of Forest Lake - Livestream and Recorded Meetings

1. Call to Order

The Meeting was called to order at 7:00 p.m.

2. Roll Call

Attendee Name	Title	Status	Arrived
Paul Girard	Commission Chair	Present	
Susan Young	Commission Vice-Chair	Present	
Kevin Miller	Planning Commissioner	Present	
Don Stehler	Planning Commissioner	Absent	
Jeff Larson	Planning Commissioner	Present	
Jesse Wagner	Planning Commissioner	Present	
Tim Stender	Planning Commissioner	Present	

3. Pledge of Allegiance

4. Approve the Agenda

No comments on the Agenda.

Motion: Commissioner Larson made a Motion to Approve the Agenda as presented. Motion seconded by Commissioner Miller. Motion carried 6-0.

5. Election of Officers

Motion: Commissioner Young made a Motion to Elect Paul Girard as the Commission Chair by Acclimation.

Motion seconded by Commissioner Wagner. Motion carried 5-0-1 (Girard abstained).

Motion: Commissioner Miller made a Motion to Elect Susan Young as the Commission Vice-Chair by Acclimation.

Motion seconded by Commissioner Larson. Motion carried 5-0-1 (Young abstained).

Motion: Commissioner Stender made a Motion to Elect Jeff Larson as the Commission Secretary by Acclimation.

Motion seconded by Commissioner Young. Motion carried 5-0-1 (Larson abstained).



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6. Consent Agenda Considerations (Action Items)*

a. Approve Planning Commission Meeting Minutes from February 28, 2024 No comments on the Consent Agenda.

<u>Motion:</u> Commissioner Young made a <u>Motion to Approve</u> Consent Agenda Item 6.a. Motion seconded by Commissioner Larson. <u>Motion carried 3-0-3 (Miller, Stender, and Larson abstained).</u>

7. Regular Agenda (Action Items)

- a. Accessory Building Proposal (23620 Forest Road North)
 - 1. Consideration of Resolution 03-14-24-01 Variance

City Planner Ken Roberts provided a background on the request for a variance for a proposed detached accessory building on the property located at 23620 Forest Road. He shared an overview of the site plan and a map of the property. The staff analysis had no concerns about the building being constructed on the property, but suggested establishing additional landscaping.

<u>Motion:</u> Commissioner Miller made a <u>Motion to recommend Approval</u> of the consideration of Resolution 03-14-24-01 - Variance, subject to the four conditions of approval as listed in the staff report. Motion seconded by Commissioner Stender. Motion carried 5-1 (Young voted against).

2. Consideration of Resolution 03.14-24-02 - Site Plan Approval

City Planner Ken Roberts provided a background on the request for the site plan approval for the proposed detached accessory building for the property located at 23620 Forest Road. The staff analysis had no concerns with the site plan approval. There were revised plans needed, including additional landscaping in the front yard. The applicant must complete the required applications for permits.

Commissioner Miller asked if there was a limit to the size of outbuildings built on parcels.

City Planner Roberts answered that if a parcel was greater than 20 acres, there was no limit to the size of the outbuildings.

Commissioner Miller questioned whether the applicant pulled permits for previous work completed on the property.

City Planner Roberts responded that the applicant has cleaned up the property. The applicant started work on the new accessory building but halted the work after a receiving a stop work order from the City. This was necessary to ensure the project and the applicant received all the required



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Planning Commission

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approvals and proper permits. The applicant would not need to pull a permit for grading if it was a part of the building.

Commissioner Miller asked whether there were fines assessed with the stop order and if that would have been an option.

City Planner Roberts shared that there could be fines applied if determined by the building official.

Commissioner Young voiced concerns about not bringing the property more into compliance.

City Planner Roberts shared the first garage that was constructed in 2017.

Commissioner Young stated that the principle use for the property was residential. She questioned whether it would be more appropriate to rezone the property.

City Planner Roberts answered that the City would need to change the comprehensive plan designation for the property if the City changed the zoning to accommodate the second detached accessory building.

Commissioner Stender voiced concerns about the size of the doors and the property. He stated the facility looked like an agriculture or commercial storage building, rather than residential.

The applicant shared the intended purpose of the building to store his trucks, vintage vehicles, and a motorhome. The height of the building accommodates the height of a motorhome.

Commissioner Stender asked where the applicant currently stores his vehicles.

The applicant answered that the vehicles are currently stored in his home in Colombus, which is for sale.

Commissioner Stender questioned why the applicant did not apply for the permit prior to starting construction.

The applicant stated he thought the permit for the new building would be issued prior to the ground freezing. He thought he needed a conditional use permit rather than a variance and if the poles were in place, the building could be constructed during the winter.

Commissioner Young asked whether the tractor and trailer would be parked in the building or on the pavement. He stated it would be either parallel to the road or to the home.



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Commissioner Young shared parking is required on a paved surface.

Commissioner Larson questioned whether the applicant was utilizing a foreman to construct the building.

The applicant responded that the foreman was a friend from work.

Public Hearing was opened at 7:41 p.m.

No comments.

Public Hearing was closed at 7:42 p.m.

Commissioner Chair Girard shared approval of the permit.

Commissioner Young stated that buildings are often brought more into compliance with zoning rules and shared reluctance to add on to the variance. Commissioner Young requested that a condition be that all parking on the property be on an all-weather paved surface.

Commissioner Wagner questioned whether it would be possible to pave the driveway into a horseshoe shape.

Motion: Commissioner Young made a Motion to recommend Approval of the consideration of Resolution 03-14-24-02 subject to the eleven conditions of approval as listed in the staff report. Motion seconded by Commissioner Stender. Motion carried 6-0.

8. Discussion

City Planner Ken Roberts shared the municipal urban service connection requirements. The staff encourages requiring a development to hook up to water and sewer services when they are readily available to a site.

Commissioner Miller asked for examples of these concerns.

City Planner Roberts displayed a map to explain a site where a developer proposed to not connect new residential lots to City sewer and water. He also explained the concerns to public health with lots that are connected to City utilities.

Commissioner Young stated there are issues with well maintenance in the area. She shared septic systems were not appropriate for the area because of the soil and the lakes.

Commission Chair Girard supported this suggested requirement.



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City Planner Roberts will analyze requirements of other cities prior to establishing the Forest Lake requirements.

9. Staff Updates

Councilmember Roberts welcomed Commissioner Stender and Commissioner Wagner to the Planning Commission. He updated the Planning Commission on the search for the City Administrator position. The City Council is working with DDA to fill this position.

Commissioner Young suggested providing a meet and greet to the public to meet the candidates. City Planner Ken Roberts explained the timing of the construction occurring at the Mister Car Wash Site. The 5 Below store request for approval will occur at the next meeting.

Commissioner Young asked about the manufacturing facility being constructed on Highway 97 and asked about the length of approvals provided by the City.

City Planner Roberts was unaware of the current progress on this project. He has not heard from the business.

Commissioner Stender voiced excitement to be a part of the Commission.

Commissioner Wagner echoed the sentiment.

10.Adjourn

Motion: Commissioner Miller made a <u>Motion to Adjourn</u> the meeting at 8:14 p.m. Motion seconded by Commissioner Wagner. Motion carried 6-0.



Date: March 27, 2024

To: City of Forest Lake Planning Commission

From: Ken Roberts, City Planner

Re: Final Planned Unit Development Plan – Westlake Shopping Center

Applicant and Owner: MN-Forest Westlake, LLC (Brian Holder)

Location: 119 12th Street SW

Zoning District: B-2 (Highway Business District)

Comprehensive Land Use Plan: Highway Commercial

60-Day Deadline: April 25, 2024

Introduction-Background

Mr. Brian Holder, representing the property owner of the Westlake Shopping Center (MN-Forest Westlake, LLC), has submitted an application to the City for approval of a Final Planned Unit Development (PUD) Plan. Specifically, they are proposing to construct a new 9,600 square-foot building and associated parking in the undeveloped area north of the existing Northern Tool and Equipment Store located at 119 12th Street SW. The applicant-owner is intending the proposed building for additional retail store space.

Such a project requires City approval of a Planned Unit Development (PUD) as the proposed free-standing building would be a second building on the property and also requires City approval of the project site and design plans. Please see the attached project narrative, maps and project plans for more information about this application.

On January 24, 2024, the Planning Commission held a public hearing about this development proposal. The Planning Commission recommended City Council approval of the preliminary PUD plan to allow the expansion of the shopping center. The Planning Commission also approved the project site and design plans with the adoption of Resolution No. 01-24-24-01. This approval was subject to 26 conditions of approval.

On February 26, 2024, the City Council approved the preliminary PUD plan for this development request with the adoption of Resolution No. 02-26-24-01. This approval was subject to six conditions of approval.

Discussion

Zoning and Land Use Review

The entire Westlake Shopping center is on three separate properties with a total area of 12.25 acres. The property of the proposed building is 5.74 acres and includes the Northern Tool and Equipment store and surface parking. The entire shopping center and many of the nearby commercial properties are located in the B-2 (Highway Business) zoning district where commercial and retail business are permitted uses. Forest Lake's 2040 Comprehensive Plan guides Highway Commercial areas for "uses that provide a wide range of goods and services that serve the needs of people who live or work in and around the City."

Planned Unit Development

The applicant/property owner has submitted an application to the City for approval of a Planned Unit Development (PUD) for this project. The City Code includes the following language about PUD'S:

Planned Unit Development Purpose (§ 153.341.A):

"... to permit a more creative and flexible regulatory process in guiding land development as compared to the standard development regulations of this chapter. The PUD process provides a joint planning/design effort by the city and the applicants, as opposed to the city establishing limits within which applicants must perform. The intent is to provide a greater degree of creativity and flexibility and promote the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants."

The owner-applicant is proposing to construct a new 9,600-square-foot building and associated parking in the vacant area at the north end of the shopping center property. As proposed, the new building could have two-five separate tenants depending on their space needs. The proposed site plan shows 50 new parking spaces on the west side of the new building. The new building and its associated driveways and parking will increase the total impervious surface area of the entire shopping center to 83.4 percent.

The PUD Overlay District, if approved by the City Council, provides a method for the City to allow a greater degree of creativity and flexibility when reviewing development proposals when compared to the City's standard development regulations. In this case, the intent for the proposed PUD for the shopping center is to allow for greater flexibility from two of the City's development standards. These include allowing the second free standing retail building on a property and to allow a total impervious surface area for the entire shopping center of 83.4 percent. This request exceeds the maximum impervious surface area limit of 80 percent of the lot area as set by the standards of the B-2 Zoning District.

As noted above, the City Council approved the Preliminary PUD plan that allows for the expansion of the shopping center on February 26, 2024. The applicant and the project design time submitted updated project plans with the application for final PUD plan approval that appear to have incorporated most if not all the changes and conditions of approval required by the Planning Commission, the City Council and the City Engineer.

Public Infrastructure Improvements

The site is not currently directly served by public sanitary sewer and by public water. The applicant is proposing to extend City sanitary sewer and City water services into the project site from the public utilities planned for the Mister Car Wash project. These future public utilities will be located on the west side of the project site in existing 24-foot-wide access and drainage and utility easements. These easements are shown on the certificate of survey for this project site. The contractor for the Mister Car Wash project is scheduled to start the installation of the public utilities to their site on March 26 and expects to have them complete by April 12.

All the utility extensions to the project site will be private and not the responsibility of the City. The City Engineer will need to review and approve the final construction plans for the extensions of the public utilities and services. In addition, the City should make approval of the proposed Final PUD Plan contingent on the public utilities Mister Car Wash is installing being available and in service for this project to use.

Landscaping

The applicant revised the project landscape plans as part of their submittal for Final PUD approval. The primary change to the landscape plans included adding a row of 19 Norway Spruce, Black Hills Spruce and Easter Red Cedar trees to be planted behind the shopping center along the eastern property line of the site between the existing fence and the driveway that is behind the center. These additional trees are intended to help buffer the existing homes to the east from the shopping center and were a requirement of the City's approval of the preliminary PUD Plan. The remainder of the proposed landscaping is consistent with the landscape plan approved by the Planning Commission on January 24, 2024 with the site plan approval.

The City should require the applicant-owner to install all the landscaping for the entire shopping center before granting a Certificate of Occupancy for the new building. This is to ensure the shopping center, after the addition of the retail building, will meet the impervious surface standard the City approves with PUD.

Future City Right-of-way and Easement Needs

The current street right-of-way for 12th Street SW is 66 feet wide and there are 10-foot-wide utility and drainage easements on the shopping center property adjoining 12th Street SW and 3rd Avenue SW. There is a 12-15-foot-wide landscape strip on the west side of the shopping center parking lot adjacent to the sidewalk along the east side of 12th Street SW. Much of the existing sidewalk is in the public right-of-way for 12th Street SW but the section of the sidewalk adjacent to the right-hand turn lane is in the existing 10-foot-wide utility and drainage easement.

The City has started preliminary design work for the reconstruction of 12th Street SW from Broadway Avenue to south of the intersection with 3rd Avenue SW. It appears from the preliminary street reconstruction design plans the City will need additional street right-of-way and easements from many of the property owners adjoining 12th Street SW to accommodate the future design of the street. It should be noted the City has not finalized the design of the future street improvements and so the City cannot yet make a determination as to where and how much street right-of-way or easements will be necessary for the future street project.

In consideration for City approval of the PUD for the project, City staff is recommending the applicantowner dedicate to the City roadway, pedestrian, drainage and utility easements along the western and southern property lines of this development (adjacent to 12th Street SW and 3rd Avenue SW). These easements would range in width from 8-14 feet. The intent of these easements is to accommodate existing and future roadway, utility and pedestrian needs along the two public streets.

The latest plans from the applicant show all existing and required easements on the final PUD and project plans for this site. The City will require the property owner to enter into easement, maintenance and access agreements for the new drainage and utility and pedestrian easements. These agreements and easements shall be recorded against the property at Washington County and proof of recording shall be submitted to the City.

Staff/Partner Agency Comments

City Engineer Comments:

The City Engineer provided the City with a review memo dated February 28, 2024 with comments about the project plans dated February 23, 2024. This review memo shows the project engineer has made all the changes to the project plans as required by the City Engineer.

Public Works Director Comments:

Public Works Director Adams comments have been incorporated in the City Engineering Memo.

Fire Chief

City staff provided the Fire Chief with the proposed development information and plans but he did not have any comments.

Comfort Lake-Forest Lake Watershed Comments:

The applicant has submitted an application and plans to the Comfort Lake-Forest Lake Watershed District for their approval and permitting. The Watershed District has given the project a conditional approval subject to the applicant finalizing the project plans and meeting other Watershed District conditions. This project must receive proper approval and permitting from the Watershed District before the City will issue any permits for this project.

Public Comment

Public Hearing

The City noticed a public hearing for this request in advance of the City's Planning Commission March 27, 2024 meeting. As of this writing, City staff have not received any comments about the proposed Final PUD Plan for the expansion of the shopping center.

Planned Unit Development (PUD) Considerations for Approval

City Code Section 153.341(G) provides the following criteria for the Planning Commission to consider when evaluating whether to recommend to the City Council approval of a final PUD. Staff has provided an assessment of each criteria in *italics*.

- (1) The consistency of the proposed PUD with the City's Comprehensive Plan;
 - The proposed use and site plan are consistent with the City's adopted 2040 Comprehensive Plan.
- (2) The proposed use's compliance with the standards and criteria of the zoning code and subdivision regulations;
 - The proposed use and site plan will be consistent with the City's adopted zoning ordinance and subdivision regulations with the exceptions noted in this report.
- (3) The extent to which the proposed PUD is designed to form a desirable and unified environment within its own boundaries in terms of relationship of structures, patterns of circulation, visual character, and sufficiency of drainage and utilities;
 - The applicant-owner has designed the proposed PUD to form a desirable and unified environment within the PUD in terms of the relationship of structures, patterns of circulation, visual character and with sufficient drainage and utilities.
- (4) The extent to which the proposed uses will be compatible with present and planned uses in the surrounding area;
 - The proposed uses will be compatible with the present and planned land uses in the surrounding area.
- (5) The impact of the proposed uses on the health, safety, and general welfare of the occupants of the surrounding area;
 - The existing and proposed uses in the PUD will not have any negative impacts on the health, safety and general welfare of the surrounding area.
- (6) The burden or impact created by the PUD on parks, schools, streets, and other public facilities and utilities;
 - The proposed PUD should not have any negative impact on parks, schools, streets or other public facilities and utilities.
- (7) The sufficiency of each phase of the PUD to ensure its construction and operation is feasible without dependence upon any subsequent phase;
 - The applicant-owner should have sufficient resources to complete and operate this phase of the PUD without any future phases.
- (8) The impact of the PUD on environmental quality, property values, scenic views, and reasonable enjoyment of the surrounding area; and
 - The proposed PUD should not have any negative impact on environmental quality, property values, scenic views and the reasonable enjoyment of the surrounding area.
- (9) That any exceptions to city code, policy, or regulations are justified by the design or development of the proposed use.
 - The proposed exceptions to the City Code included in the proposed PUD, including an increase in the impervious surface area within the shopping center, are justified by the proposed overall project design and the proposed storm water and landscaping improvements.

Findings & Staff Recommendation

The proposed expansion of the Westlake Shopping Center with the addition of another retail building would be consistent with several of the City's land use and economic competitive goals and objectives. While the proposed development would make the entire shopping center non-conforming with the City's impervious surface standard for the B-2 Zoning district, it would meet the goal in the 2040 Comprehensive Plan to "Ensure the City's aesthetic character is enhanced through the beautification of its infrastructure and property" as the proposal would add trees and landscaping to several areas on the existing shopping center property thus improving the appearance of the center. The proposed project plans also would improve storm water management with the addition of an underground treatment system and an above ground ponding area.

Staff has reviewed the application for the Final PUD plan and finds the application is consistent with the City approved preliminary PUD plan and it meets the purpose and standards for a PUD for a commercial site. The proposed use and site plan are consistent with the City's adopted 2040 Comprehensive Plan and the proposed retail building, site plan and improvements will be generally consistent with the B-2 Highway Business zoning designation and standards for the property. The proposed plan will be consistent with the City requirements for traffic circulation, parking, yard areas, screening, lighting, and the like with the changes as recommended by City staff.

As proposed, the site development will not detract from existing development in the area, will be compatible with present and planned uses, and will not have an adverse impact on the environment, surrounding properties or public facilities. In summary, staff finds that, with proper conditions, the applicant's proposed development will conform to the plans, policies, and standards set forth by the City.

Recommendation

Staff recommends Planning Commission move to recommend to the City Council approval of the Final Planned Unit Development (PUD) Plan for the Westlake Shopping Center located at 119, 209 and 289 12th Street SW. This PUD would allow the owners to add a 9600-square-foot retail building and associated parking to their property as described herein. The approval of the Final PUD Plan shall be subject to the following conditions:

- Unless as amended by the conditions herein, the final PUD and project plans shall be substantially conforming to the project plans submitted to and reviewed by the Planning Commission on March 27, 2024. The impervious surface area entire site of the shopping center, with the proposed changes and improvements, shall not exceed 83.4 percent of the total lot area.
- 2. The developer shall revise the project plans to reflect all the changes and conditions provided to the City by the City Engineer in a letter dated February 28, 2024. These changes shall be reflected in final plans to be reviewed and approved by the City before the contractor starts any site disturbance.
- 3. City approval of the Final PUD Plan is contingent on public utilities (sanitary sewer and water) being available and in service for use by this project. If the expected public utilities from

- Mister Car Wash are not available to serve this project, the City will require the owner-applicant to submit revised utility and construction plans for City approval. The City Engineer shall approve the final construction plans for the extensions of the public utilities and services to serve the new building.
- 4. The City shall require the applicant-owner to provide the City with public utility, drainage, roadway and pedestrian easements up to 14 feet in width over the existing green space and landscape areas on the property adjacent to 3rd Avenue SW and adjacent to 12th Street SW on each of the three properties of the shopping center (Washington County PIDs 08-032-21-23-0012, 08-032-21-23-0014). The applicant-owner shall enter into easement agreements with the City for the new easements. These easement agreements shall be recorded against the properties at Washington County and proof of recording shall be submitted to the City before the commencement of any site work.
- 5. The City shall require the applicant-owner to install all the landscaping for the entire shopping center <u>before</u> granting a Certificate of Occupancy for the new building. This is to ensure the shopping center, after the addition of the new retail building, will meet the impervious surface standard the City approves with Final PUD Plan.
- 6. The applicant-owner shall have all required permits and approvals from the City and the Comfort Lake-Forest Lake Watershed District before starting any ground disturbance.
- 7. The applicant shall pay all financial escrows and/or bill backs from the City at the time of execution of any development or site improvement agreements.

Attachments:

- 1. Applicant's PUD and Project Statement
- 2. Location Map
- 3. Property Line Map
- 4. Aerial Photo
- 5. Alta Survey (2 Pages)
- 6. Certificate of Survey (2 Pages)
- 7. Project Civil Design Plans and Details dated 2-23-2024 (16 pages)
- 8. Project Landscape Plans dated 2-23-2024 (4 pages)
- 9. Project Architectural Plans (3 Pages)



We are excited to present the accompanied development/design request to the City of Forest Lake. We feel that the proposed development will be positive for the City and its residents as it will contribute in promoting the short and long term objectives of the community.

To begin with, this development proposal is in line with the City of Forest Lake 2040 Comprehensive Plan in many aspects, but principally in the area of economic competitiveness. Per the 2017 community survey, commercial and retail growth was identified as the number one long term priority for the City. This proposed development will supply services and create jobs that will promote the City as a hub with economically diverse commercial corridors that support the needs of residents and regional visitors alike – a stated objective in the Plan. Additionally, the development will provide for an increased tax base for the community.

One stated goal is to "delineate and improve the function and appearance of all business districts." This proposal works to achieve that goal by redistributing the current low quality underutilized greenspace and replacing it with much higher quality and aesthetically pleasing landscape enhancements to the existing shopping center. This clearly meets the stated objective to "increase the vitality of the individual business and commercial areas to improve the appearance of business sites" by encouraging "business owners to remodel, rehabilitate, and enhance."

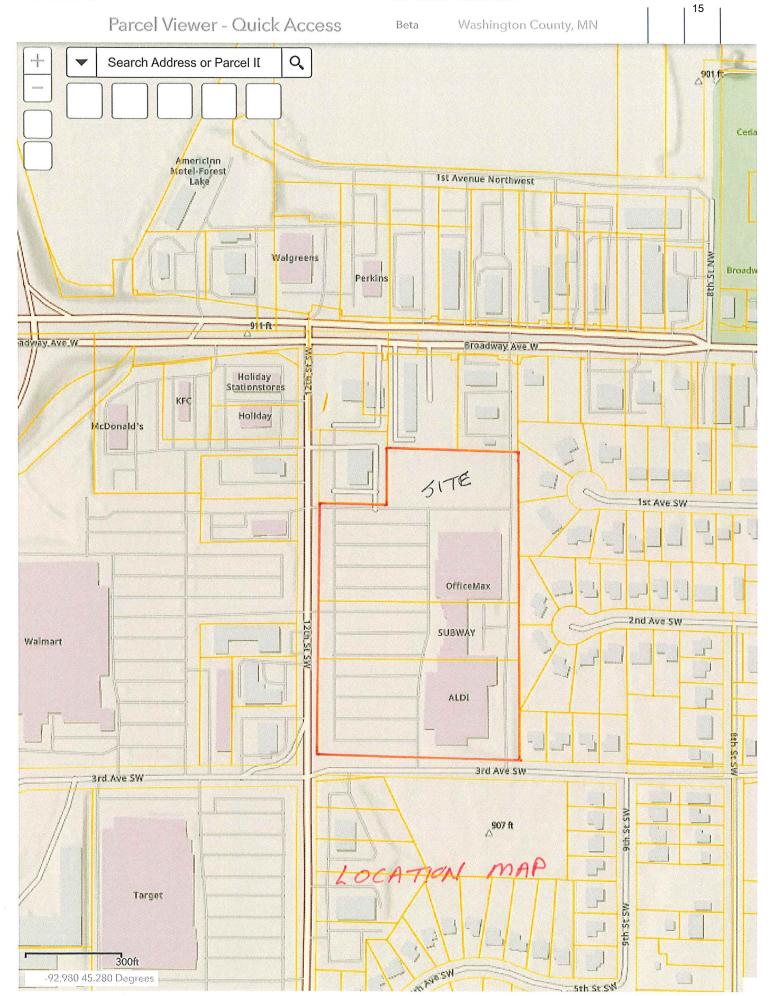
Not only will the low quality greenspace be redistributed and aesthetically improved, but the development will enhance the current stormwater management within the proposed development area – where current runoff is not detained. Stormwater is proposed to be managed and treated onsite via an underground filtration system and a surface biofiltration basin. Stormwater will sheet flow to on-site catch basins that will direct the flow to either the underground filtration system or surface biofiltration basin where stormwater is treated via an engineered sand filter. The system has been designed such that in larger storm events, on-site runoff will be detained in these systems and released at a slower rate than the existing condition.

Additionally, we are taking this opportunity to address comments from neighboring property owners with the intent to maximize synergies between the existing commercial and residential use. We intend to improve screening through enhanced landscaping along with deterring through-traffic behind the center via additional signage. We also intend to work with service providers to evaluate flexible service schedules.

To achieve the above objectives, the stated minimum 20% greenspace requirement cannot be met due to site constraints. However, the quality of the greenspace, and therefore overall quality of the development, will be significantly enhanced as a result of this proposed development activity. The current greenspace offers no aesthetic benefit to the center, and to the contrary can detract at times when it becomes an encampment site which must be managed accordingly. Overall, the proposed development design promotes the City's long term economic development objectives while also providing enhancements to the existing aesthetic and stormwater management conditions.

n

Brian Holder









Legend

City Limits

Parcels (11/1/2023)

Lot Lines

ForestLake_2022.sid

Red: Band_1

Green: Band_2

Blue: Band_3

Westlake Expansion - 5 **Below**

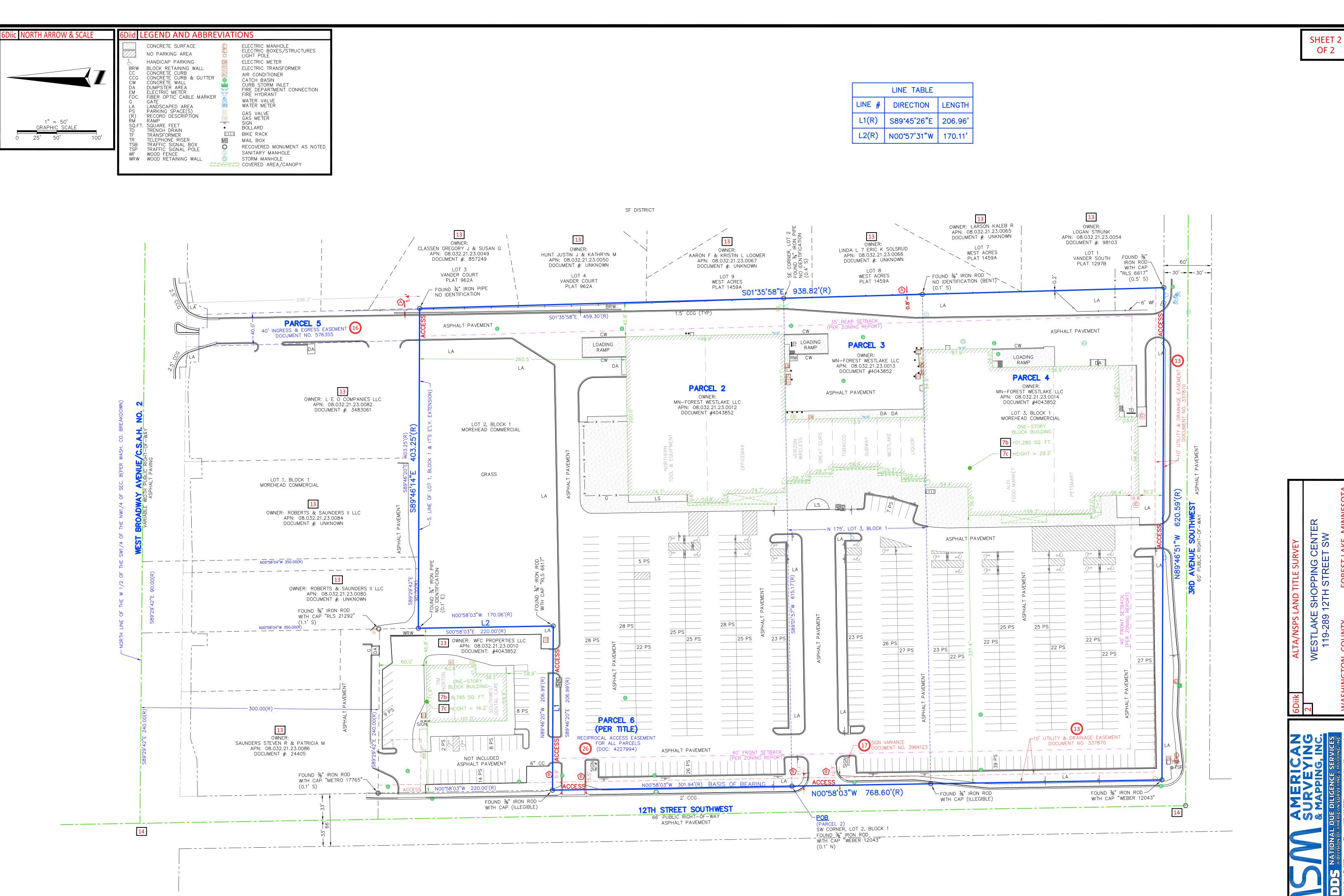


This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Forest Lake is not responsible for any inaccuracies herein contained.



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Real People. Real Solutions.



WEST BROADWAY ADDITION AUUIIIUIN OWNER: ROBERTS A<mark>ND</mark> SAUNDERS II LLC 1106 BROADWAY AVENUE WEST, FOREST LAKE P.I.D. 0803221230091 S88°22'32"E 403.25 DEVELOPMENT PARCEL AREA (SEE SHEET 2 OF 2 FOR DETAILS) PARCEL 2 PARCEL 3 S PARCEL 4 N88°23'14"W 620.59 12TH STREET SW

FIELD BOOK | PAGE | FIELDWORK **REVISIONS** DESCRIPTION DATE **DRAWN BY** DRAWING NAME: 41696 CERT.dwg CHECKED **JOB NO.** 41696 **FILE NO.** 6032

SCALE IN FEET

• FOUND IRON MONUMENT, AS NOTED

CERTIFICATE **OF SURVEY**

SURVEY FOR:

Kimley Horn & Associates, Inc.

PROPERTY ADDRESS:

119 12th Street Southwest Forest Lake, Minnesota 55025

land surveyors since 1872

475 Old Highway 8 NW, Suite 200 New Brighton, Minnesota 55112 PHONE: (612) 466-3300 WWW.EFNSURVEY.COM

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CERTIFICATE OF SURVEY FOR: Kimley Horn & Associates, Inc.

LEGAL DESCRIPTION:

Real property in the City of Forest Lake, County of Washington, State of Minnesota, described as follows:

PARCEL 1: Intentionally deleted.

PARCEL 2:

That part of Lot 2, Block 1, of the recorded plat of Morehead Commercial, Washington County, Minnesota, described as follows: Beginning at the southwest corner of said Lot 2; thence North 0 degrees 58 minutes 03 seconds West, plat bearing, along the west line of said Lot 2, a distance of 301.94 feet, said point being 220 feet southerly of the northwest corner of said Lot 2; thence South 89 degrees 46 minutes 20 seconds East, parallel with the north line of said Lot 2, a distance of 206.99 feet; thence North 0 degrees 58 minutes 03 seconds West 170.06 feet, to a corner of said Lot 2; thence South 89 degrees 46 minutes 20 seconds East, along a portion of the northerly line of said Lot 2 and the South line of Lot 1 of said Block 1, and its Easterly extension, a distance of 403.25 feet to the east line of said Lot 2; thence Southerly along said east line, a distance of 459. 30 feet to the southeast corner of said Lot 2; thence Westerly along the south line of Lot 2 to the point of beginning.

The North 175 feet of Lot 3, Block 1, of the recorded plat of Morehead Commercial, Washington County, Minnesota.

That part of Lot 3, Block 1, of the recorded plat of Morehead Commercial, Washington County, Minnesota, lying South of the North 175 feet thereof.

Non-exclusive easement for ingress and egress purposes, 40 feet in width located over part of Lot 2, Block 1, Morehead Commercial, as described in the Declaration of Easement recorded July 20, 1988 as Document No. 576355, and revised by the Amendment to Declaration of Easement recorded March 23, 1995 as Document No. 835625, in the records of the County Recorder, Washington County, Minnesota.

This is all Abstract property.

GENERAL SURVEY NOTES:

- 1. The orientation of this bearing system is based on the Washington County coordinate grid (NAD 83-2011 Adj.).
- 2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-923448-MPLS, Revision 4 dated December 6, 2019 at 8:00 AM, and a revision date of 12/23/19
- 3. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 232993077. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any
- 4. The property described hereon lies within Flood Zone "X" (areas of minimal flood hazard) per Federal Insurance Rate Map No. 27163C 0040 E, dated February 3, 2010.
- 5. BENCHMARK: Top of 1/2—inch iron pipe monument with cap marked "L.S. 6617" Elevation = 899.51 feet. (NAVD88)
- 6. This survey does not purport to show all improvements on the above referenced property.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 232993077.

CITY OF FOREST LAKE CENTURYLINK-CTLQL

WASHINGTON COUNTY TPD XCEL ENERGY ZAYO BANDWIDTH MIDCONTINENT COMMUNICATIONS

SURVEY ITEMS PER SCHEDULE B:

- ITEM 13: Easements for utility and drainage purposes as shown and dedicated in the Plat of Moreland Commercial, recorded September 29, 1975 as Document No. 337870. [All parcels]. Said easements do not affect the development parcel area and are shown hereon for reference.
- ITEM 15: Terms, conditions and easements contained in the Reciprocal Easement and Operating Agreement, dated June 30, 1988, recorded July 1, 1988, as Document No. 574982. [Parcels 2, 3 and 4]. Said Agreement affects the development parcel. The party wall areas do not affect the development parcel, shown or defined in said document, no plottable items to depict.
- ITEM 16: Terms, conditions, covenants, obligations, provisions, and easement contained in the Declaration of Easement, dated July 18, 1988, recorded July 20, 1988, as Document No. 576355, as revised by the Amendment to Declaration of Easement, dated March 7, 1995, recorded March 23, 1995 as Document No. 835625. [Parcels 2, 3, 4 and 5]. (PARCEL 5) Said Declaration benefits the surveyed property. The ingress and egress easement is shown hereon and extends to the southerly right-of-way of Broadway Avenue.
- ITEM 17: Terms and conditions of the Variance, dated June 24, 2013, recorded April 3, 2014 as Document No. Said variance benefits the development parcel. The variance changes the maximum sign footprint from 100 sq. ft. to 140 sq. ft. for the sign in the vicinity of the area shown hereon.
- ITEM 18: Terms, conditions, covenants, obligations and provisions of the Site Improvement Performance Agreement, dated April 29, 2014, recorded May 20, 2014, as Document No. 3988341. Said terms and conditions affect the surveyed property. No plottable items to depict.

CERTIFICATION:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: November 8, 2023. Date of signature: November 13, 2023.

Christopher A. Terwedo Minnesota License No. 53536 cterwedo@efnsurvey.com

Kimley Horn & Associates, Inc.

OF SURVEY

119 12th Street Southwest

Forest Lake, Minnesota 55025

DRAWN BY

CHECKED

DRAWING NAME:

41696 CERT.dwg

JOB NO. 41696 **FILE NO.** 6032

PHONE: (612) 466-3300

WWW.EFNSURVEY.COM

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land surveyors since 1872

PRELIMINARY SITE DEVELOPMENT PLANS **FOR**

WESTLAKE

119 12TH STREET SOUTHWEST FOREST LAKE, WASHINGTON COUNTY, MN

PROJECT TEAM:

ENGINEER/LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC.



PREPARED BY: ARIK C. LOKENSGARD, P.E. RYAN A. HYLLESTED, P.L.A. 14800 GALAXIE AVE, SUITE 200 APPLE VALLEY, MN 55124 TELEPHONE (952) 905-2887 CONTACT: ARIK LOKENSGARD

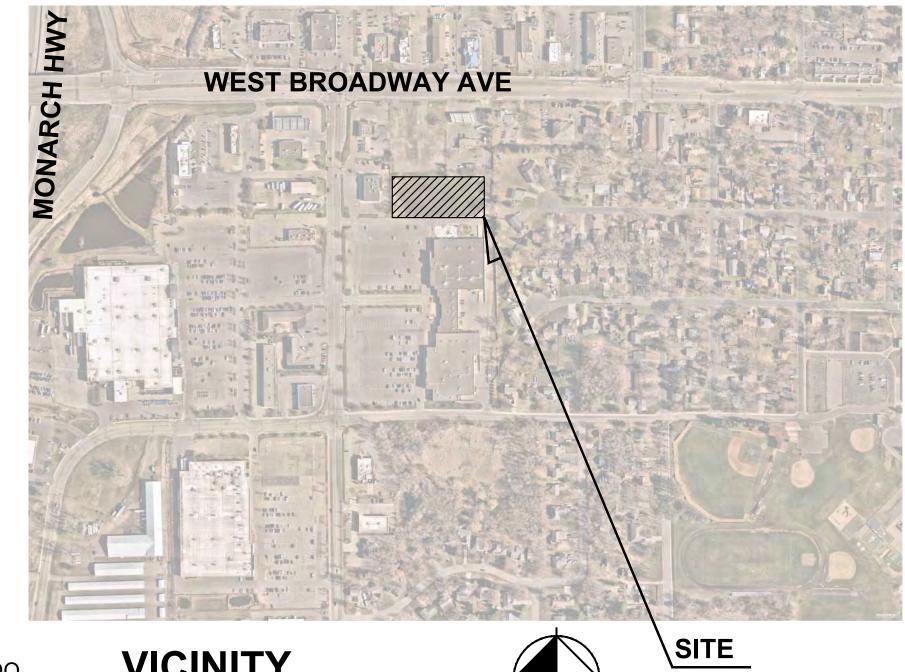
OWNER / DEVELOPER RIVERCREST REALTY INVESTORS



8816 SIX FORKS ROAD, SUITE 201 RALEIGH, NC 27615 TELEPHONE: (919) 846-4046 CONTACT: BRIAN HOLDER

SURVEYOR

EGAN, FIELD & NOWAK, INC. 475 OLD HIGHWAY 8 NW, SUITE 200 NEW BRIGHTON, MN 55112 TELEPHONE: (612) 466-3300 CONTACT: CHRISTOPHER A. TERWEDO



VICINITY N.T.S.



DRAWING INDEX	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C200	SITE DEMOLITION PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C302	EROSION AND SEDIMENT CONTROL DETAILS
C303	SWPPP
C400	SITE PLAN
C401	OVERALL SITE PLAN
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C600	UTILITY PLAN
C601	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	OVERALL LANDSCAPE PLAN
L102	LANDSCAPE ENLARGMENT
L103	LANDSCAPE NOTES & DETAILS

NOTES:

ARCHITECT 10K ARCHITECTURE 525 15TH AVENUE SOUTH HOPKINS, MN 55343 TELEPHONE: (612) 799-1427 CONTACT: CHAD HALLER

CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.

IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.

3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES

4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Know what's **below. Call** before you dig.

C000

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE CITY OF FOREST LAKE AND STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
- PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
- CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02. ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY. THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- 10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- 12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- 13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED. THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- 15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.
- 16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

- **BOUNDARY & TOPOGRAPHIC SURVEY** PERFORMED BY: EGAN, FIELD, & NOWAK, INC.
- ADDRESS: 475 OLD HIGHWAY 8 NW, SUITE 200, NEW BIRGHTON, MN 55112 PHONE: (612) 466-330
- DATED: 11/13/2023 **CONSTRUCTION TESTING**
- TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

- 1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- 2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- 3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- 4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
- 5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
- 6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
- 7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
- 7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- 7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
- 7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
- 7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
- 7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
- 7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

- 1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FOREST LAKE OR WASHINGTON COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.
- 2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
- CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
- 4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
- 5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
- 6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
- 7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
- 8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE
- 9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE

BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.

- 10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- 11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

GRADING AND DRAINAGE NOTES

- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
- CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
- BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- 10. IF DEWATERING IS REQUIRED. THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- 11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL
- 12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- 15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- 16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.
- 17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.
- 18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED
- 19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- 20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
- 21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT
- 22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
- 23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
- 24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- 25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

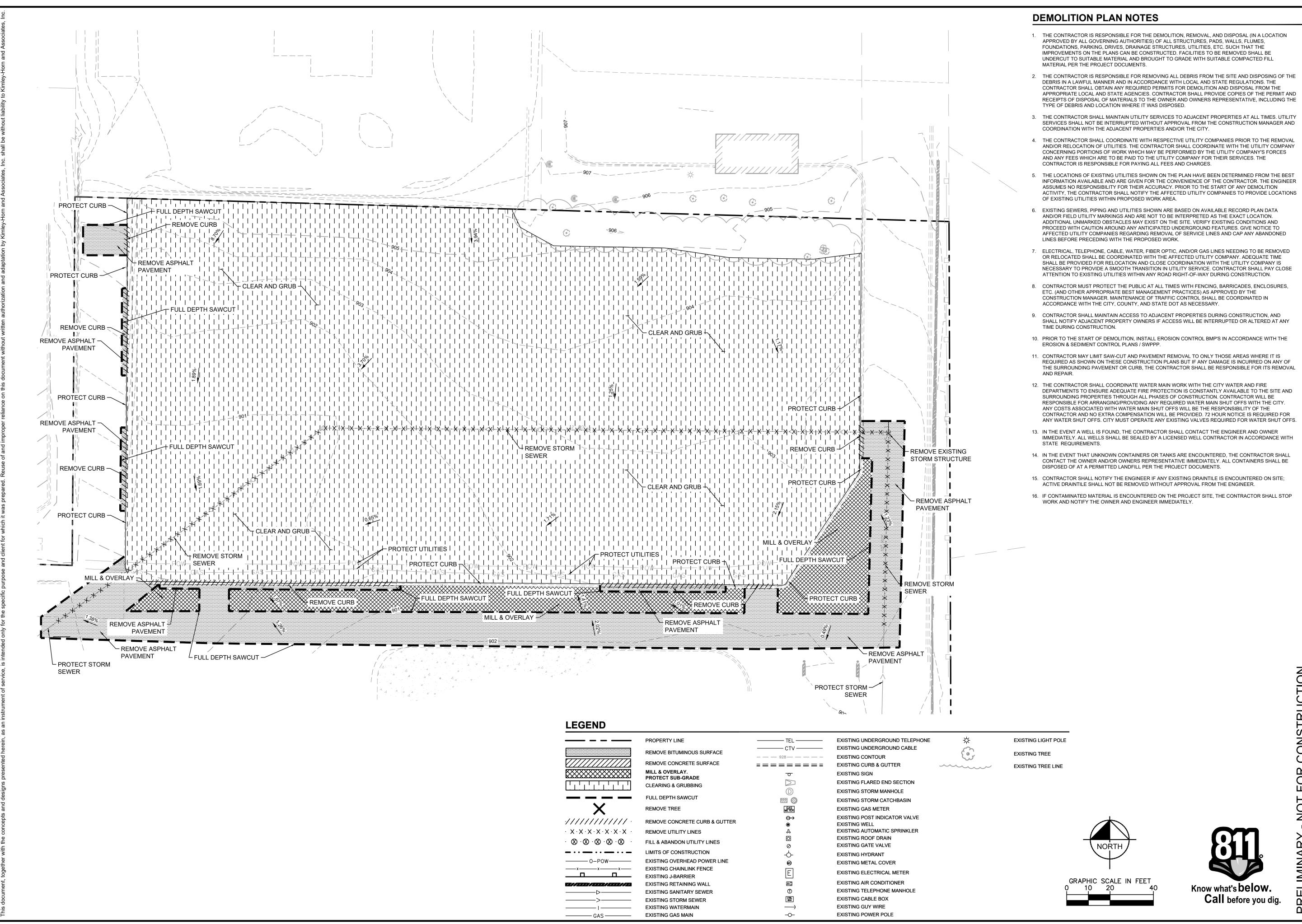
WATER STORM SEWER & SANITARY SEWER NOTES

- THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS. EQUIPMENT. MACHINERY. TOOLS. MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
- 3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT. THE MOST STRINGENT SHALL GOVERN.
- UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
- CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
- 10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
- 11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- 12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
- 13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
- 14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS. WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- 15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO
- 16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT
- 17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
- 18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
- 19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
- 20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
- 21. A MINIMUM SEPARATION OF 10-FEET IS REQUIRED FROM WATER-MAIN AND A 1:1 SLOPE FROM SANITARY SEWER TO ANY TREES.
- 22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
- 23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
- 24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND
- 25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS
- 26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
- 27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
- 28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

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IMLEY-HORN AND ASSOCIATES, INC.
STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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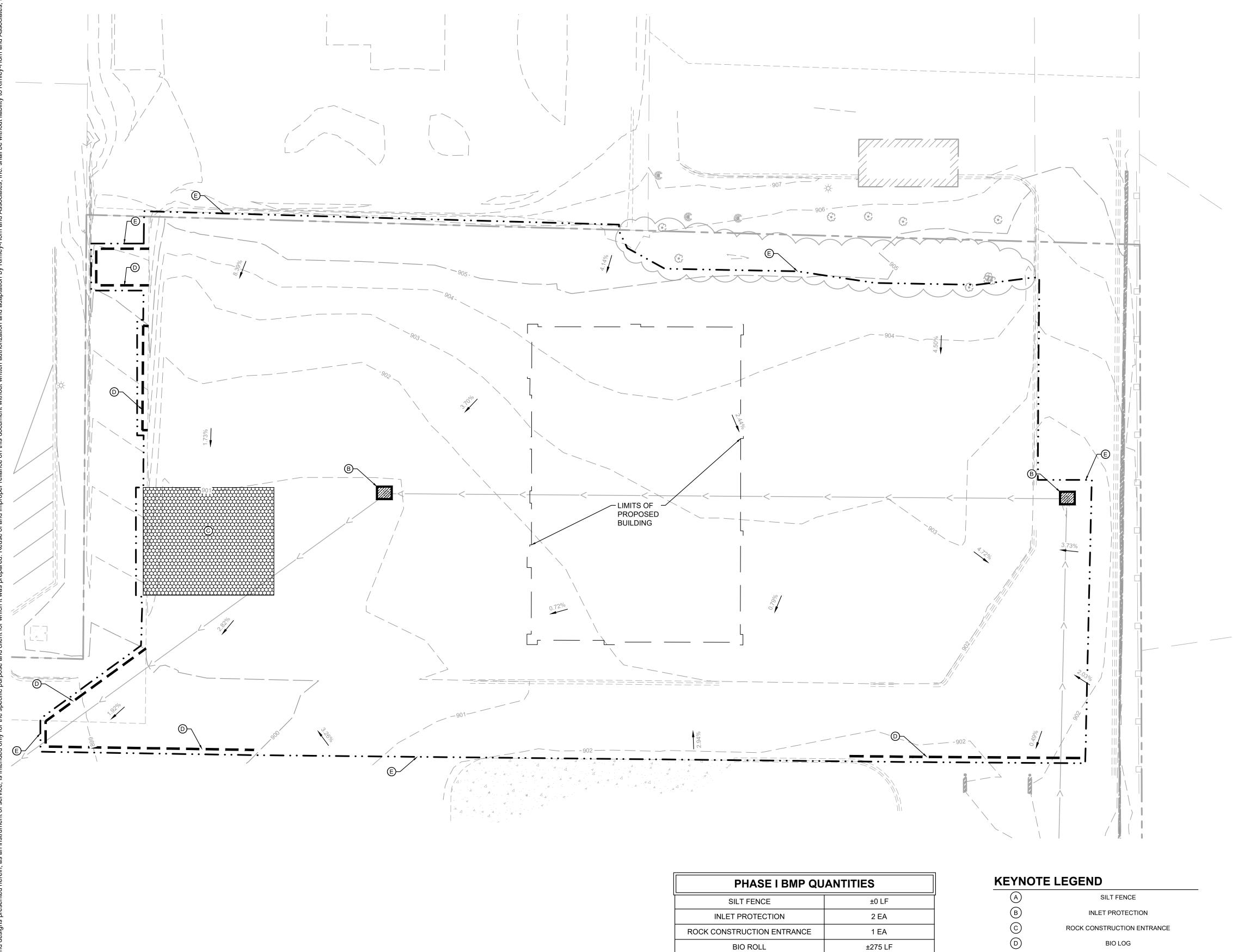
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WESTLAKE
PREPARED FOR
ERCREST REALTY
INVESTORS

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LIMITS OF DISTURBANCE - OFFSET FOR CLARITY

LEGEND

ROCK ENTRANCE EROSION CONTROL BLANKET INLET PROTECTION SILT FENCE LIMITS OF DISTURBANCE SAFETY FENCE

EROSION CONTROL PLAN NOTES

- 1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- 2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
- 3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
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- 5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
- 6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
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- 12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
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AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 1 SEQUENCE OF CONSTRUCTION

- INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT PREPARE TEMPORARY PARKING AND STORAGE AREA.
- CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS. CLEAR AND GRUB THE SITE.
- BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
- START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING

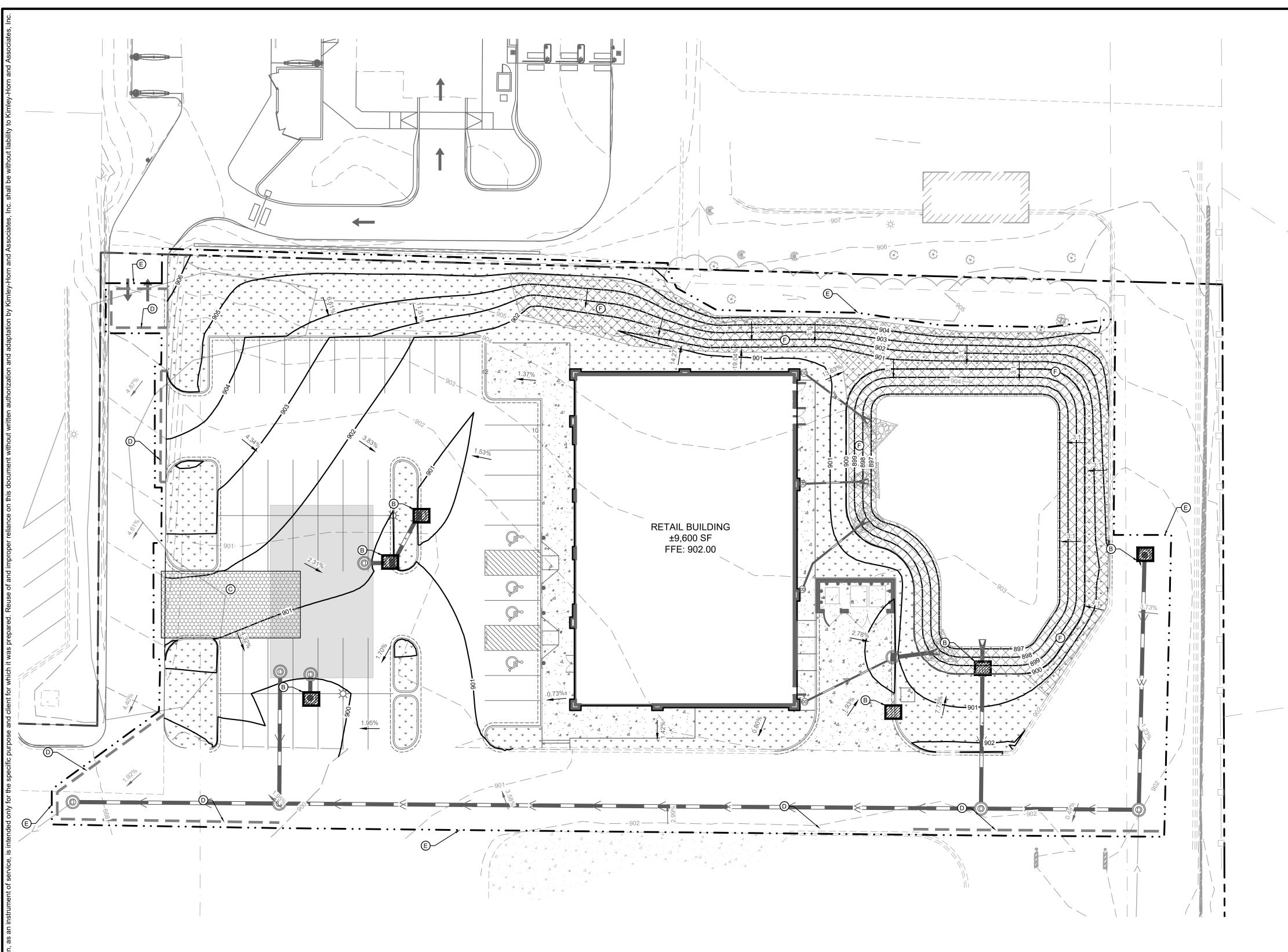
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Call before you dig.

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PHASE II BMP QUANTITIES	
SILT FENCE	±0 LF
INLET PROTECTION	6 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
BIO ROLL	±325 LF
EROSION CONTROL BLANKET	±7,450 SF

KEYNOTE LEGEND

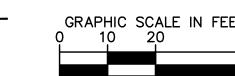
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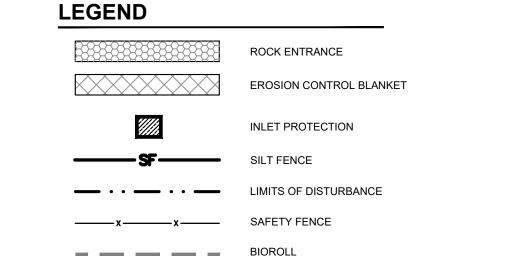
LIMITS OF DISTURBANCE - OFFSET FOR CLARITY

EROSION CONTROL BLANKET









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PHASE 2 SEQUENCE OF CONSTRUCTION

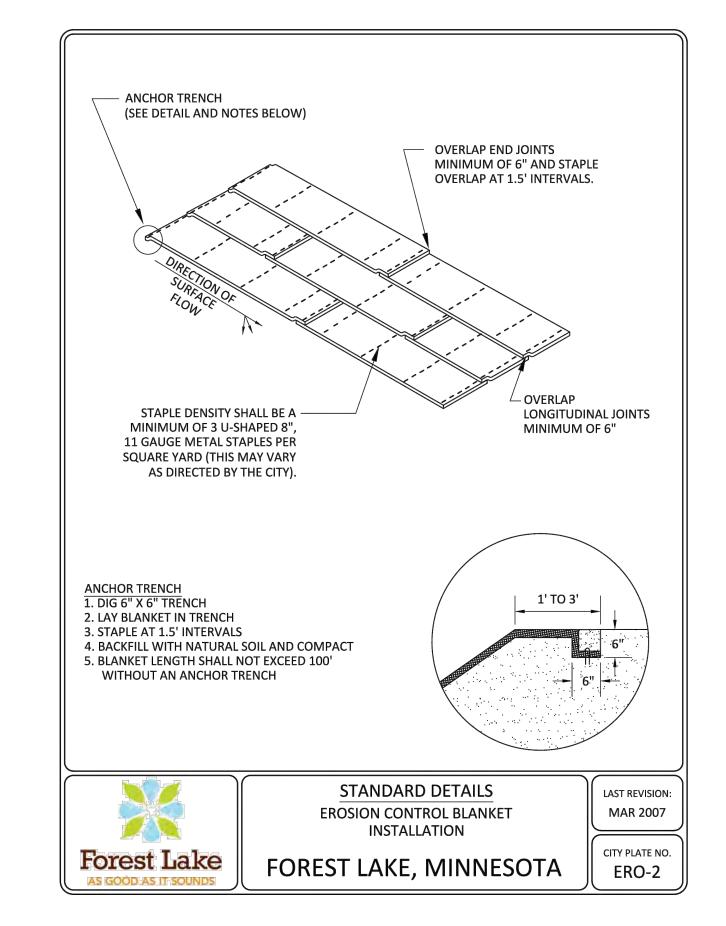
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- UNDERGROUND STORMWATER MANAGEMENT SYSTEM. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES
- AS EACH STRUCTURE IS CONSTRUCTED. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
- AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING,
- SODDING, ETC.) WITHIN LANDSCAPED AREAS.
- WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

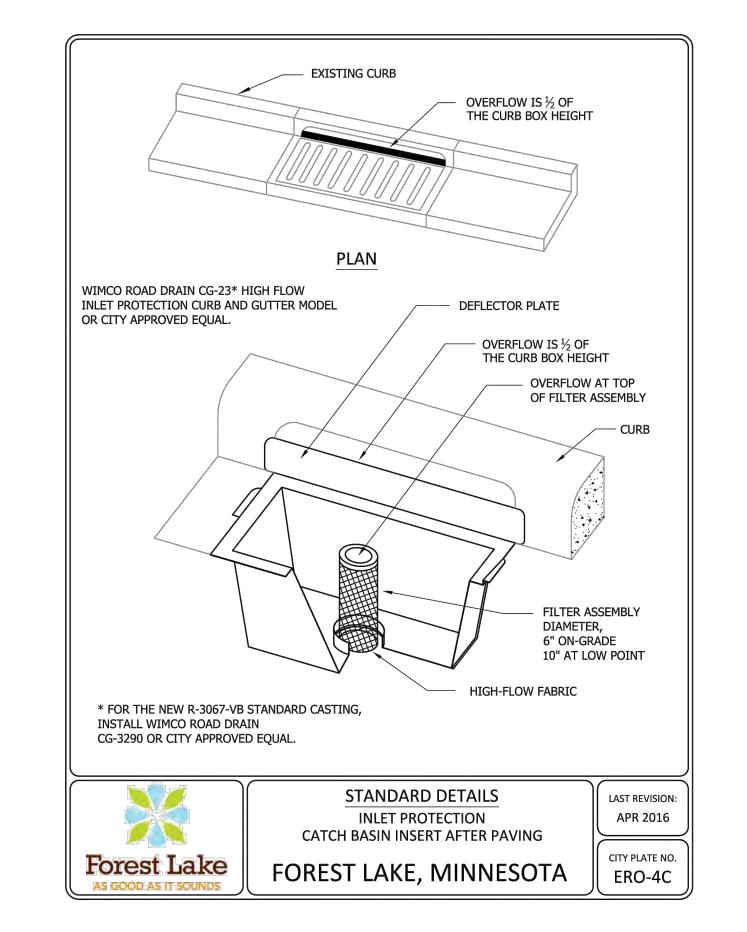
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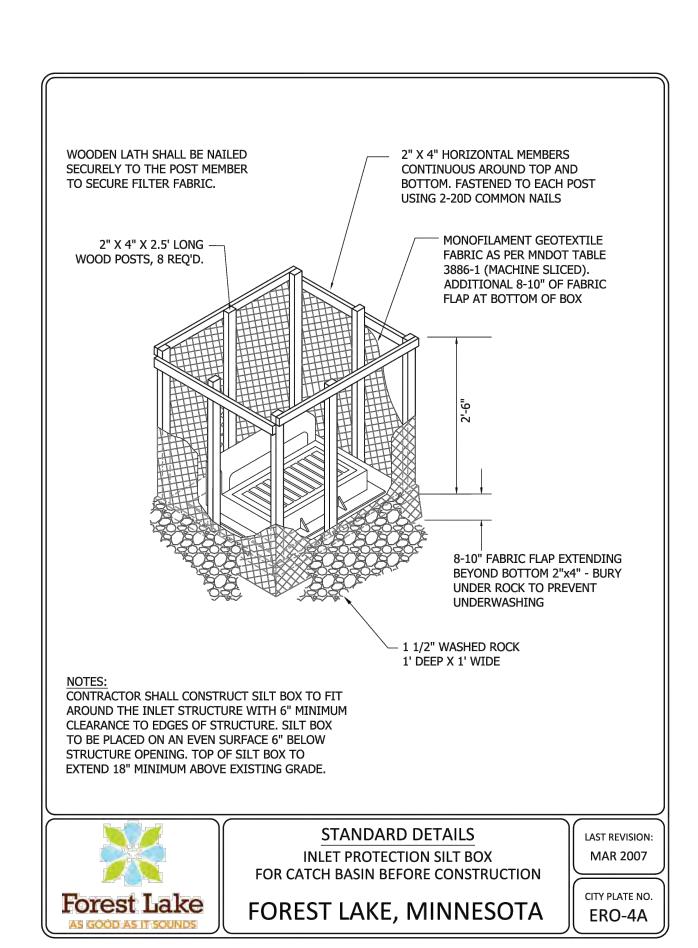
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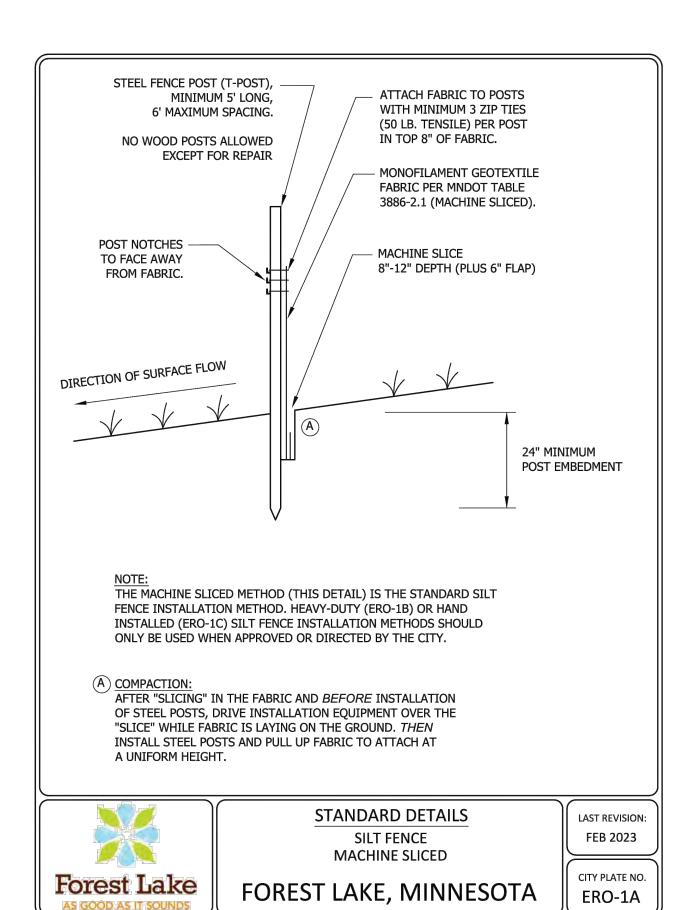
FOREST LAKE, MINNESOTA

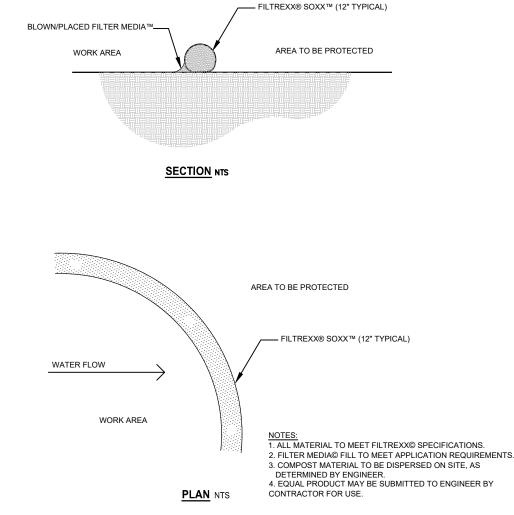
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SHEET NUMBER C302

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119TH 12TH STREET SOUTHWEST, FOREST LAKE WASHINGTON COUNTY, MN

MINNESOTA POLLUTION CONTROL AGENCY CONSTRUCTION STORMWATER PERMIT PROGRAM 520 LAFAYETTE ROAD NORTH ST. PAUL, MN 55155-4194 PHONE: (800) 443-4729

WATER MANAGEMENT CITY OF FOREST LAKE

GEOTECHNICAL INFORMATION

THE GEOTECHNICAL REPORT WAS DONE BY BRAUN INTERTEC CORPORATION DATED JANUARY 5, 2024, REPORT NUMBER B2311089. THE EXISTING SOILS ON SITE ARE PREDOMINATELY CLAYEY GLACIAL TILL SOILS ASSOCIATED WITH THE GRANTSBURG SUBLOBE FORMATION. ACCORDING TO MPCA THESE ARE CONSIDERED TYPE "A" SOILS.

PROJECT DESCRIPTION:

RIVERCREST REALTY PROPOSES TO DEVELOP THE LOT AT 119TH 12TH STREET SOUTHWEST, FOREST LAKE, MN. THE DEVELOPMENT WILL CONSIST OF A RETAIL BUILDING, AND THE CORRESPONDING PARKING, ACCESS DRIVES, SIDEWALKS, UTILITIES, AND STORMWATER BMPS. THE SITE IS LOCATED ONE LOT FROM W BROADWAY AVE AND ONE LOT FROM 12TH ST SW.

THE PROJECT SITE DOES NOT INCLUDE SITES OF HISTORIC OR ARCHEOLOGICAL SIGNIFICANCE AND DOES NOT INCLUDE ENDANGERED & THREATENED SPECIES, RARE NATURAL COMMUNITIES, COLONIAL WATERBIRD NESTING SITES, MIGRATORY WATERFOWL CONCENTRATION AREAS, DEER WINTERING AREAS OR WILDLIFE CORRIDORS.

CONSTRUCTION ACTIVITY:

RECEIVING WATERS

THE PROPOSED SITE WILL TIE INTO THE PUBLIC STORM SEWER SYSTEM WITHIN 12TH ST SW. UNDERGROUND STORMWATER MANAGEMENT BMP'S AS WELL AS A SURFACE BASIN WILL RECEIVE RUNOFF FROM THE BUILDING, ROADWAY, LANDSCAPE AND SIDEWALK AREAS.

THIS PROJECT DOES NOT DRAIN TO ANY KNOW CALCAREOUS FENS.

THE SITE IS LOCATED WITHIN ONE MILE OF THE CLEAR LAKE AND JUDICIAL DITCH 2. THEY ARE CLASSIFIED AS IMPAIRED WATERS AND RESTRICTED WATERS IN THE GENERAL PERMIT.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES:

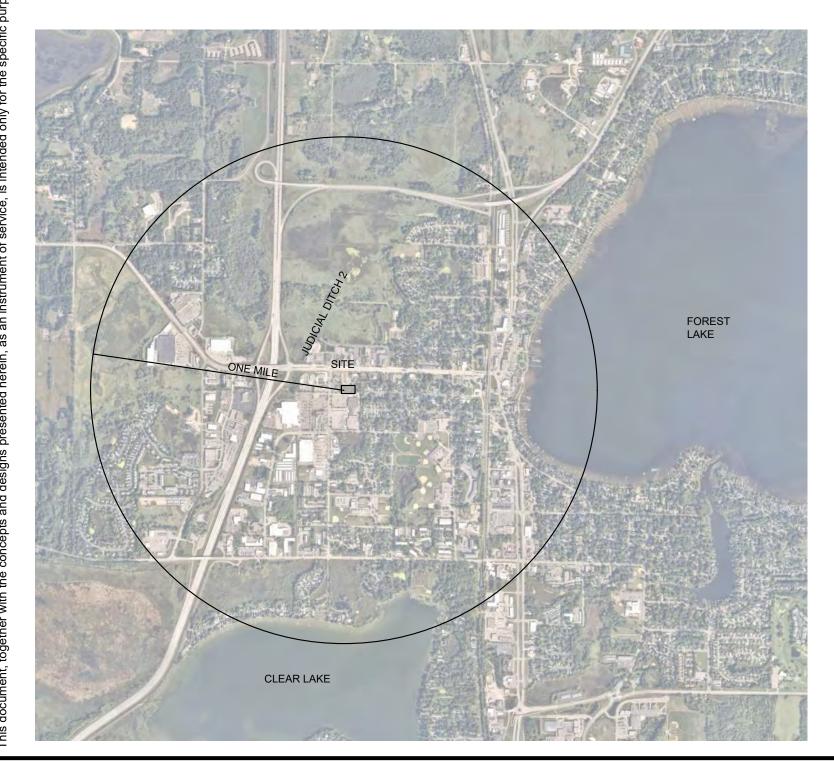
- INSTALL INLET PROTECTION AT EXISTING STORMWATER INLETS.
- 2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT PIT AND INSTALL PERIMETER CONTROL
- (SAFETY FENCE, SILT SOCK, AND SILT FENCE).
- 3. CONSTRUCT TEMPORARY SEDIMENT BASINS.
- 4. PREPARE TEMPORARY PARKING STORAGE AREA . COMPLETE REMOVALS AS INDICATED IN PLANS.
- . PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
- START CONSTRUCTION OF BUILDING PADS AND STRUCTURES.
- 8. IMMEDIATELY STABILIZE ANY EXPOSED SOIL AREAS AND COMPLETE STABILIZATION WITHIN 7 DAYS OF CEASING CONSTRUCTION ACTIVITIES IN THAT PORTION OF THE SITE.

PHASE 2:

- 1. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED. 2. INSTALL APPROPRIATE BMP INLET PROTECTION DEVICES AS WORK PROGRESSES. INSTALL ALL OTHER TEMPORARY
- EROSION AND SEDIMENT CONTROLS. 3. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS DISTURBED.
- 4. STABILIZE AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMP'S.

EROSION AND SEDIMENT CONTROL PLAN AND DETAIL SHEETS:

- SHEET C200 DEMOLITION PLAN
- SHEET C300 EROSION AND SEDIMENT CONTROL PLAN -PHASE 1 SHEET C301 - EROSION AND SEDIMENT CONTROL PLAN -PHASE 2
- SHEET C302 SWPPP



TIMING OF CONTOL MEASURES

- THE FOLLOWING CONTROL MEASURES WILL BE COORDINATED WITH CONSTRUCTION ACTIVITIES:
- 1. STORM SEWER INLET PROTECTION SHALL BE THE FIRST ITEM CONSTRUCTED AND SHALL REMAIN IN PLACE UNTIL PERMANENT STABILIZATION HAS TAKEN PLACE
 - 2. SILT FENCE SHALL BE CONSTRUCTED PRIOR TO ANY SOIL DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL PERMANENT STABILIZATION HAS TAKEN PLACE.
 - 3. STRUCTURAL BMPS, SUCH AS DIVERSIONS, AND SEDIMENT TRAPS OR BASINS (IF REQUIRED), SHALL BE INSTALLED PRIOR TO MAJOR SOIL DISTURBANCE;
 - 4. CLEARING, GRADING AND PAVEMENT REMOVAL WILL NOT OCCUR IN AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO
 - 5. INFILTRATION AREA (IF REQUIRED) SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. IN ADDITION RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED TO KEEP ALL
- EROSION AND SEDIMENT CONTROL DEVICES WILL BE SATISFACTORILY MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL **REGULATIONS**

THE STORM WATER POLLUTION PREVENTION PLAN REFLECTS MINNESOTA POLLUTION CONTROL AGENCY GUIDELINES FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION ACTIVITIES. THE STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT, BMPS SHALL BE INCORPORATED IN ACCORDANCE WITH THE NPDES/SDS STORMWATER PERMIT FOR CONSTRUCTION.

MAINTENANCE AND INSPECTION RECORDS

RUNOFF AND SEDIMENT OUT OF THE INFILTRATION PRACTICE.

THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING INSPECTION AND MAINTENANCE PRACTICES TO MAINTAIN **EROSION AND SEDIMENT CONTROLS.**

- 1. PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS AND COMPLETE STABILIZATION WITHIN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
- 2. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER IN 24 HOURS. THE INSPECTION WILL BE COMPLETED BY THE EROSION CONTROL SUPERVISOR
- 3. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT
- 4. BIO ROLLS WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE CONCRETE BARRIERS
- 5. INLET PROTECTION DEVICES WILL BE INSPECTED FOR DEPTH OF SEDIMENT AND FREE OF ANY TEARS. DEVICES SHALL BE INSPECTED TO ENSURE THEY ARE SECURELY IN PLACE.
- 6. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, FABRIC ATTACHMENT TO POSTS, AND THAT POSTS AND FABRIC BOTTOM ARE FIRMLY IN THE GROUND.

7. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE

SPILL PREVENTION

- THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT 1. DESIGNATE AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR, TAKING STEPS TO MINIMIZE SPILLS AND CONTROL THE RUNOFF
- FROM THESE AREAS; 2. PROVIDE WASTE RECEPTACLES AT CONVENIENT LOCATIONS. THE RECEPTACLES SHOULD BE COVERED AND THE WASTE SHOULD
- BE REGULARLY COLLECTED;
- 3. PROVIDE APPROPRIATE CONTROL OF EQUIPMENT WASH WATERS, SUCH AS CONCRETE WASHOUTS, TO PREVENT UNAUTHORIZED DRY WEATHER DISCHARGES AND AVOID MIXING THE WASH WATER WITH STORM WATER;
- 4. PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, GASOLINE, AND OTHER POTENTIALLY TOXIC MATERIALS. THESE AREAS SHOULD PROVIDE CONTAINMENT TO PREVENT STORM WATER FROM ENTERING THE CHEMICAL STORAGE AREA AND PREVENT LEAKS FROM LEAVING THE CHEMICAL STORAGE AREA; AND
- 5. PROVIDE ADEQUATELY MAINTAINED SANITARY FACILITIES.

INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

HAZARDOUS PRODUCTS

- THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS
- 1. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS IT CANNOT BE RESEALED. 2. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS WILL BE RETAINED ON SITE AND ACCESSIBLE AT ALL TIMES: THEY
- CONTAIN IMPORTANT PRODUCT AND SAFETY INFORMATION.
- 3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

SPILL CONTROL PRACTICES:

- IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- 1. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN A MATERIAL STORAGE AREA LOCATED ONSITI EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- 3. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. 4. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT
- 5. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY. REGARDLESS OF THE SIZE. IN ADDITION TO REPORTING TO LOCAL AUTHORITIES, REPORT SPILLS TO THE MINNESOTA POLLUTION CONTROL AGENCY (STATE DUTY OFFICER: 800-422-0798 OR 651-297-8610). ANY SPILLS ABOVE THE REPORTABLE QUANTITIES LIMITS IN THE CODE OF FEDERAL REGULATIONS (CFR), TITLE 40, PART 302 SHALL BE REPORTED TO THE EPA NATIONAL RESPONSE CENTER (800-424-8802). THE REPORT WILL INCLUDE MEASURES TO PREVENT SPILLS FROM REOCCURRING AND INFORMATION REGARDING HOW TO REMEDIATE SPILLS IF A SIMILAR OCCURRENCE HAPPENS. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT. AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- 6. THE CONTRACTOR'S EROSION CONTROL SUPERVISOR SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
- 7. SPILLS WILL BE STUDIED TO UNDERSTAND WHY THEY OCCURRED AND PREVENTIVE METHODS WILL BE CREATED TO ENSURE SIMILAR SPILLS DO NOT OCCUR IN THE FUTURE.

PRODUCT SPECIFIC PRACTICES

PETROLEUM PRODUCTS:

ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED MATERIALS USED ON SITE WILL BE APPLIED AND STORED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. ANY SPILLED PETROLEUM PRODUCTS OF 5 GALLONS OR MORE SHALL BE REPORTED TO THE MINNESOTA POLLUTION CONTROL AGENCY AT 651-297-8610.

PAINTS AND CLEANING SOLVENTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT AND SOLUTIONS WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE AND CONCRETE TRUCKS:

- CONCRETE, CONCRETE TOOLS AND TRUCKS ALL MUST WASH OUT IN A DESIGNATED AREA. THE DESIGNATED AREA MUST BE CLEARLY IDENTIFIED ON THE SITE AND COMMUNICATED TO ALL PERSONNEL INVOLVED WITH CAST-IN-PLACE CONCRETE AS THE WASHOUT AREA. THIS DESIGNATED AREA MUST MEET THE MPCA AND EPA REGULATIONS OF A DEFINED CONCRETE WASHOUT AREA. THE FOLLOWING THREE OPTIONS ARE CONSIDERED AN APPROVED METHOD:
- 1. KEEPING ALL CONCRETE WASHOUT SELF-CONTAINED AND RETURNED TO AN INDUSTRIAL SITE TO BE DISPOSED OF IN A MPCA
- 2. PROVIDING A PREFABRICATED CONCRETE WASHOUT CONTAINER THAT ALL CONCRETE WASHOUT CAN BE COLLECTED IN. THESE CONTAINERS SHOULD BE MAINTAINED ON A REGULAR BASIS.
- 3. CREATING A SELF-INSTALLED WASHOUT FACILITY WITH AN IMPERMEABLE LINER. AN ENGINEERED CLAY LINER WILL BE CONSIDERED AN IMPERMEABLE LINER.

FOR ADDITIONAL INFORMATION ON CONCRETE WASHOUT REGULATIONS, PLEASE SEE THE MPCA'S MEMORANDUM "CONCRETE WASHOUT GUIDANCE" AND THE EPA "STORMWATER BEST MANAGEMENT PRACTICES CONCRETE WASHOUT".

IF VEHICLES OR EQUIPMENT ARE WASHED ON THE PROJECT SITE IT MUST BE DONE IN A DESIGNATED AREA. THE DESIGNATED AREA MUST BE CLEARLY IDENTIFIED ON THE SITE AND COMMUNICATED TO ALL PERSONNEL INVOLVED. RUNOFF FROM THE WASHING AREA MUST BE CONTAINED IN A SEDIMENT BASIN OR OTHER SIMILAR CONTROL METHOD AND MUST BE PROPERLY DISPOSED OF.

INSPECTIONS AND MAINTENANCE

EROSION CONTROL SUPERVISOR (MNDOT 2573):

THE CONTRACTOR SHALL ASSIGN AN EROSION CONTROL SUPERVISOR FOR THE PROJECT WHO SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE PROJECT SWPPP. THE EROSION CONTROL SUPERVISOR (ECS) SHALL COMPLY WITH THE MOST CURRENT ADDITION OF THE MNDOT STANDARD SPECIFICATION FOR CONSTRUCTION FOR ALL APPLICABLE SECTIONS. THE ECS SHALL:

1. IMPLEMENT THE SWPPP PLAN

- 2. OVERSEE MAINTENANCE PRACTICES IDENTIFIED IN THE SWPPP. . CONDUCT OR PROVIDE FOR INSPECTION AND MONITORING ACTIVITIES
- 4. INSPECT SITE AND BEGIN CORRECTIVE ACTIONS TO DEFICIENT BMP'S NO LATER THAN 24 HOURS AFTER A RAINFALL EVENT.
- 5. PREPARE WEEKLY SCHEDULE OF EROSION ACTIVITIES (MNDOT 1717.2D) 6. PREPARE AND UPDATE THE CONTRACTORS EROSION/SEDIMENT CONTROL SITE PLAN
- AS NECESSARY (MNDOT1717.2E)
- 7. IDENTIFY OTHER POTENTIAL POLLUTANT SOURCES AND MAKE SURE REMEDIES ARE ADDED TO THE SWPPP 8. IDENTIFY ANY DEFICIENCIES IN THE SWPPP AND IDENTIFY BEST MANAGEMENT
- PRACTICES (BMPS) TO ADDRESS THE DEFICIENCIES AND ASSURE THEY ARE ADDED TO 9. IF CHANGES IN CONSTRUCTION DOCUMENTS ARE NOT ADDRESSED IN THE SWPPP,
- THEN THE ECS SHALL AMEND THE SWPPP TO INCLUDE THE CHANGES MAINTENANCE AND INSPECTION REQUIREMENTS SHALL BE CONSISTENT WITH NPDES CSW PERMIT PARTS 11.2-11.11.

CONTRACTOR'S EROSION/SEDIMENT CONTROL SITE PLANS

- THE CONTRACTOR SHALL SUBMIT A CONTRACTOR'S EROSION / SEDIMENT CONTROL SITE PLAN TO THE ENGINEER A MINIMUM OF 24 HOURS PRIOR TO THE FIRST PRE-CONSTRUCTION MEETING. THE CONTRACTOR'S EROSION / SEDIMENT CONTROL SITE PLAN SHALL INCLUDE:
- 1. THE NAME OF THE CONTRACTOR'S DESIGNATED EROSION CONTROL SUPERVISOR WITH 24-HOUR CONTACT INFORMATION. (I.E. PHONE NUMBER, EMAIL, ETC.) 2. NAME AND CONTACT INFORMATION FOR THE INDIVIDUAL(S) RESPONSIBLE FOR PERFORMING AND MAINTAINING THE SITE INSPECTION LOGS ON A WEEKLY BASIS (OR
- WITHIN 24 HOURS OF 0.5 INCHES OF A RAIN IN A 24 HOUR PERIOD). 3. NAME AND CONTACT INFORMATION OF THE INDIVIDUAL(S) RESPONSIBLE FOR TEMPORARY AND PERMANENT STABILIZATION.
- 4. NAME AND CONTACT INFORMATION OF THE INDIVIDUAL(S) WHO WILL BE RESPONSIBLE FOR EMERGENCY REPAIRS AND REPLACEMENTS. 5. LOCATION WHERE THE SWPPP DOCUMENT AND NPDES PERMIT WILL BE KEPT ON-SITE.
- THE DOCUMENT SHOULD BE ACCESSIBLE AT ALL TIMES AND AVAILABLE IN THE TIME OF ESSENCE. 6. WHERE AND HOW CONCRETE WASHOUT WILL OCCUR AND BE IN COMPLIANCE OF THE
- MINNESOTA POLLUTION CONTROL AGENCY'S (MPCA) MEMORANDUM "CONCRETE WASHOUT GUIDANCE' 7. LOCATION OF STOCKPILES OF NATIVE SOILS AND/OR BORROW MATERIALS INDICATE

HOW STOCKPILES WILL BE KEPT IN COMPLIANCE WITH NPDES AND MPCA REQUIREMENTS

THE CONTRACTOR WILL NOT BE ALLOWED TO START WORK UNTIL THE ENGINEER HAS REVIEWED AND ACCEPTED THE CONTRACTOR'S EROSION / SEDIMENT CONTROL SITE

INSPECTION AND MAINTENANCE PRACTICES

- 1. ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS ON THE END OF A STORM EVENT RESULTING IN 0.5 INCHES OR GREATER WITHIN A 24 HOUR PERIOD. THE INSPECTION SHALL BE COMPLETED BY THE
- 2. PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS AND COMPLETE STABILIZATION WITHIN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
- 3. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
- 4. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, FABRIC ATTACHMENT TO POSTS, AND THAT POSTS AND FABRIC BOTTOM ARE FIRMLY IN THE
- 5. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR SOONER.
- 6. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, ABSENCE OF TEARS AND TO ASSURE THAT THE DEVICES ARE SECURELY IN PLACE.

- PRIOR COMMENCEMENT OF CONSTRUCTION ACTIVITIES IN ANY AREA OF THE PROJECT, DOWN GRADIENT EROSION AND SEDIMENT CONTROL MEASURES AND CONCRETE BARRIERS DELINEATING THE CONSTRUCTION LIMITS SHALL BE INSTALLED AND INSPECTED BY THE ECS AND THE ENGINEER
- . THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED BY THE MPCA'S NPDES PERMIT FOR CONSTRUCTION. THIS INCLUDES ANY ADDITIONAL EROSION AND SEDIMENT CONTROLS BEYOND THAT SHOWN ON THE PLAN.
- 3. PHASED CONSTRUCTION SHALL BE USED TO MINIMIZE SEDIMENT TRANSPORT. 4. THE MAXIMUM TIME ANY AREA CAN REMAIN OPEN WHILE NOT BEING WORKED IS DAYS. FERTILIZER SHOULD BE DISTRIBUTED AT A RATE OF 250 LBS/ACRE.
- 5. IF DOWN GRADIENT BMPS ARE OVERLOADED DURING A STORM EVENT, ADDITIONAL UP GRADIENT BMPS ARE REQUIRED TO ELIMINATE THE OVERLOAD. THE ADDITIONAL BMPS MUST BE RECORDED ON THIS SWPPP IN THE AMENDMENTS TO SWPPP
- 6. TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES. ALL STOCKPILES SHALL BE COVERED OR STABILIZED TO LIMIT WIND 7. A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED FOR THE PROJECT. A
- VEHICLE TRACKING PAD SHALL BE INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION PLAN AT EVERY PROJECT ENTRANCE. ENTRANCES MUST BE INSPECTED AND MAINTAINED TO ENSURE PROPER FUNCTION. 8. THE CONTRACTOR SHALL CLEAN ALL TRACKED MATERIALS USING A STREET
- SWEEPER WITH A PICK UP BROOM ON ADJACENT ROADWAYS ON A DAILY BASIS AND AS DIRECTED BY THE ENGINEER OR AHJ. 9. CONCRETE WASHOUT SHALL BE DONE IN ACCORDANCE WITH THE MPCA AND THE

EPA CONCRETE WASHOUT GUIDANCE.

CONTROLS

- ONE CONSTRUCTION EXIT/ENTRANCE SHALL BE INCORPORATED INTO THE PROJECT. ALL CONSTRUCTION TRAFFIC SHALL UTILIZE THE CONSTRUCTION EXIT(S) SUCH THAT TRACK
 - OUT OF SEDIMENT IS MINIMIZED IN ACCORDANCE WITH THE GENERAL PERMIT. SILT FENCING, BIOROLL AND SILT DIKES SHALL BE INSTALLED ON THE PERIMETER AND/OR DOWNSTREAM GRADIENT OF THE AREA TO BE DISTURBED. INLET PROTECTION WILL ALSO BE REQUIRED ON ALL EXISTING AND PROPOSED STORM SEWER CATCH BASINS AND MAINTAINED THROUGHOUT CONSTRUCTION
 - THE PERMIT REQUIRES THAT TEMPORARY EROSION AND SEDIMENT CONTROLS BE IN PLACE PRIOR TO BEGINNING CONSTRUCTION, AND THAT THEY BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EFFECTIVE BMP'S MUST BE IN PLACE ON ALL EXPOSED SOIL AREAS WHERE NO CONSTRUCTION ACTIVITIES WILL OCCUR

STABILIZATION PRACTICES

TEMPORARY STABILIZATION INCLUDES THE INSTALLATION OF SILT FENCING ON THE DOWNSTREAM GRADIENT OF THE AREA TO BE DISTURBED. INLET PROTECTION WILL ALSO BE REQUIRED ON ALL EXISTING AND PROPOSED STORM SEWER CATCH BASINS AND MAINTAINED THROUGHOUT CONSTRUCTION. EFFECTIVE BMP'S MUST BE IN PLACE ON ALL EXPOSED SOIL AREAS WHERE NO CONSTRUCTION ACTIVITIES WILL OCCUR FOR A PERIOD OF 7 DAYS OR MORE. STABILIZING MUST OCCUR WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY.

STOCKPILES WILL BE KEPT IN AN ORDERLY FASHION IN AN AREA DESIGNATED BY THE EROSION CONTROL SUPERVISOR ON THE CONTRACTOR'S EROSION / SEDIMENT CONTROL SITE PLAN. THE STOCKPILES MUST HAVE PERIMETER CONTROL AND STABILIZATION IF SOIL STOCK PILES REMAIN FOR MORE THAN 7 DAYS. STABILIZATION OR COVERING THE PILE WITH PLASTIC OR GEO-TEXTILE MAY ALSO BE NECESSARY FOR CONTROLLING DUST

PERMANENT STABILIZATION INCLUDES BUILDING CONSTRUCTION, PLACEMENT OF CURB AND GUTTER, PAVEMENT, AND FINAL LANDSCAPING AND GROUNDCOVER ACCORDING TO THE CONSTRUCTION DRAWINGS.

ANY REMOVALS SHALL BE LIMITED TO THAT WHICH IS REQUIRED AND IN AN ORDER THAT IS CONSISTENT WITH THE REMOVAL AND CONSTRUCTION SEQUENCE.

OTHER CONTROLS

ALL WASTE MATERIALS SHALL BE PROPERLY HANDLED, STORED, AND DISPOSED OF. CONSTRUCTION CHEMICALS AND CONCRETE WASHOUT WILL BE PROPERLY CONTROLLED TO PREVENT POLLUTANTS FROM ENTERING STORM WATER DISCHARGES.

ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PROTABLE UNITS AS REQUIRED BY

LOCAL REGULATION.

MATERIALS SHALL BE STORED IN A RESTRICTED ACCESS STORAGE AREA TO PREVENT VANDALISM. THE CONTRACTOR'S PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES AND THE CONTRACTOR'S EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

THE ENGINEER OR AHJ. DUMP TRUCKS HAULING MATERIAL TO AND FROM THE CONSTRUCTION AREA SHALL BE COVERED WITH A TARPAULIN. ALL VEHICLES EXITING THE

IF DEWATERING IS REQUIRED, PRACTICES DESCRIBED IN THE GEOTECHNICAL REPORT AND EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT MANUAL SHOULD BE FOLLOWED. THE DEWATERING PLAN MUST INCLUDE BMPS TO PREVENT

WHENEVER POSSIBLE, VEHICLE REFUELING AND MAINTENANCE SHOULD NOT BE PERFORMED ON THE CONSTRUCTION SITE. HOWEVER, ANY VEHICLE REFUELING OR MAINTENANCE THAT MUST TAKE PLACE ON THE CONSTRUCTION SITE MUST HAVE PROPER

EQUIPMENT AND VEHICLES MUST BE CLEANED REGULARLY TO PREVENT A BUILDUP OF OIL AND GREASE, BERMS, SANDBAGS, OR OTHER BARRIERS SHOULD BE USED AROUND THE PERIMETER OF THE MAINTENANCE AREA TO PREVENT STORM WATER CONTAMINATION. MAINTENANCE AREAS SHOULD BE CLEARLY DESIGNATED. SECONDARY CONTAINMENT (CAPABLE OF HANDLING 110% OF MATERIAL) MUST BE PROVIDED FOR ALL FLUIDS GREATER THAN 55 GALLONS. ALL WASTE FLUIDS MUST BE IN LEAK-PROOF CONTAINERS.

DUST RESULTING FROM THE CONTRACTOR'S WORK EITHER INSIDE OR OUTSIDE THE

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: WILLIAM D. MATZEK, P.E. 767 EUSTIS STREET, SUITE 100 ST. PAUL, MN 55114

TELEPHONE (651) 645-4197

767 EUSTIS STREET, SUITE 100

SWPPP DESIGNER KIMLEY-HORN AND ASSOCIATES, INC. PREPARED BY: WILLIAM D. MATZEK, P.E.

ST. PAUL, MN 55114 TELEPHONE (651) 645-4197 DEVELOPER

RIVERCREST REALTY INVESTORS 8816 SIX FORKS ROAD, SUITE 201 RALEIGH, NC 27615 TELEPHONE (919) 846-4046



SANITARY WASTE:

HAZARDOUS WASTE MATERIALS:

ALL HAZARDOUS WASTE MATERIALS SHALL BE STORED AND DISPOSED OF IN THE MANNER

SPECIFIED BY LOCAL OR STATE REGULATION. MATERIALS WITH THE POTENTIAL TO LEACH SHALL BE STORED UNDER COVER (E.G. PLASTIC SHEETING OR TEMPORARY ROOFS.)

OFF-SITE VEHICLE TRACKING: PAVED STREETS ADJACENT TO THE PROJECT SITE SHALL BE KEPT CLEAN OF DEBRIS.

STREETS SHALL BE SWEPT WITH A PICK-UP BROOM AS NECESSARY OR AS DIRECTED BY

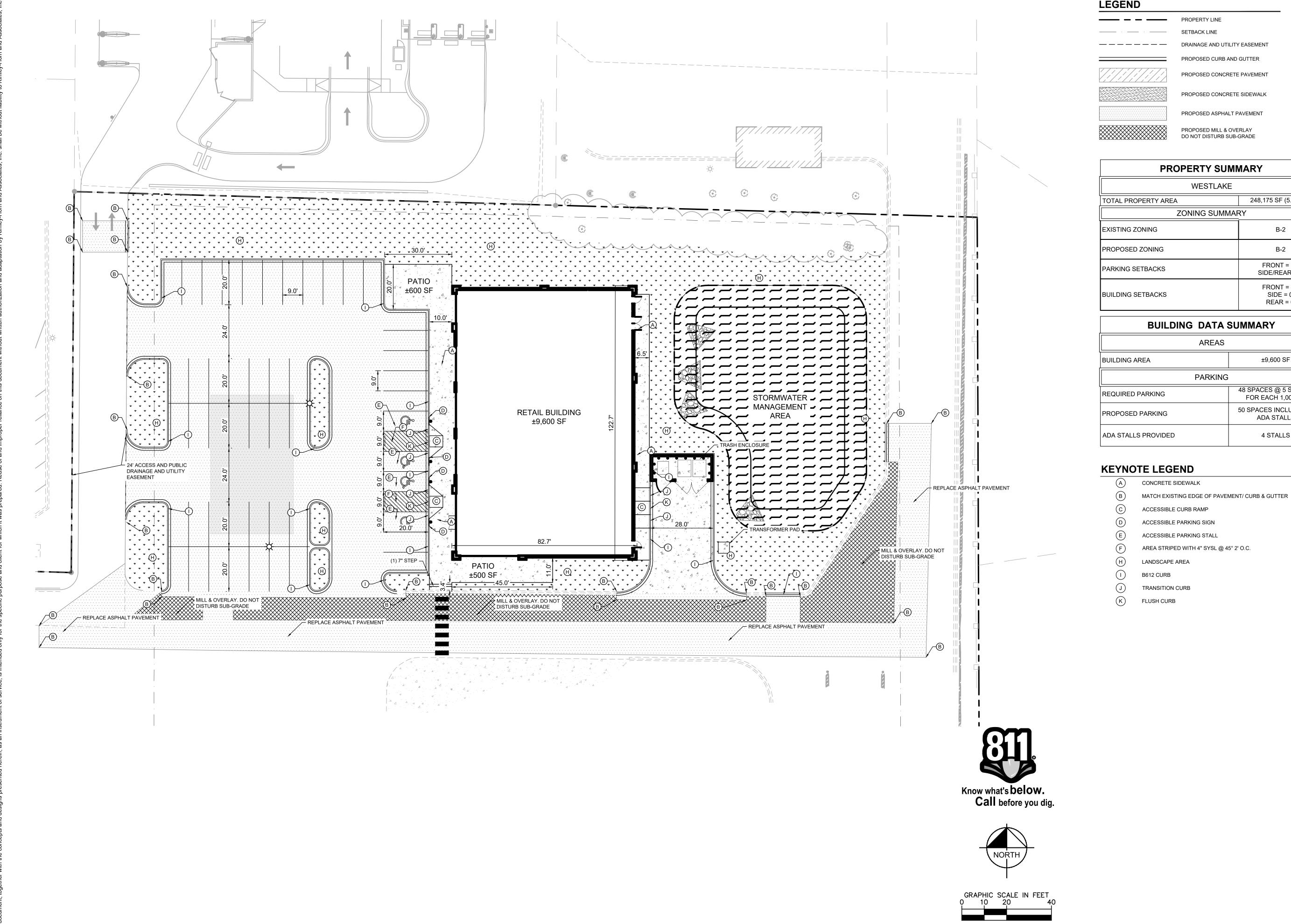
SITE SHALL BE GUIDED AND REQUIRED TO GO THROUGH THE CONSTRUCTION EXIT

SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS, IN ADDITION, DEWATERING PLAN MUST INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS THAT ARE USED. DISCHARGE OF STORM WATER AND GROUND WATER FROM CONSTRUCTION DEWATERING ACTIVITIES IS COVERED UNDER THE GENERAL PERMIT.

SPILL PREVENTION CONTROLS IN PLACE PRIOR TO COMMENCING WORK

RIGHT OF WAY, SHALL BE CONTROLLED BY THE CONTRACTOR BY APPLYING EITHER WATER OR DUST PALLIATIVE, OR BOTH.

'





WESTLAKE	
TOTAL PROPERTY AREA 248,175 SF (5.69 AC)	
ZONING SUMMAR	RY
EXISTING ZONING	B-2
PROPOSED ZONING	B-2
PARKING SETBACKS	FRONT = 10' SIDE/REAR = 5'
BUILDING SETBACKS	FRONT = 40' SIDE = 0' REAR = 0'

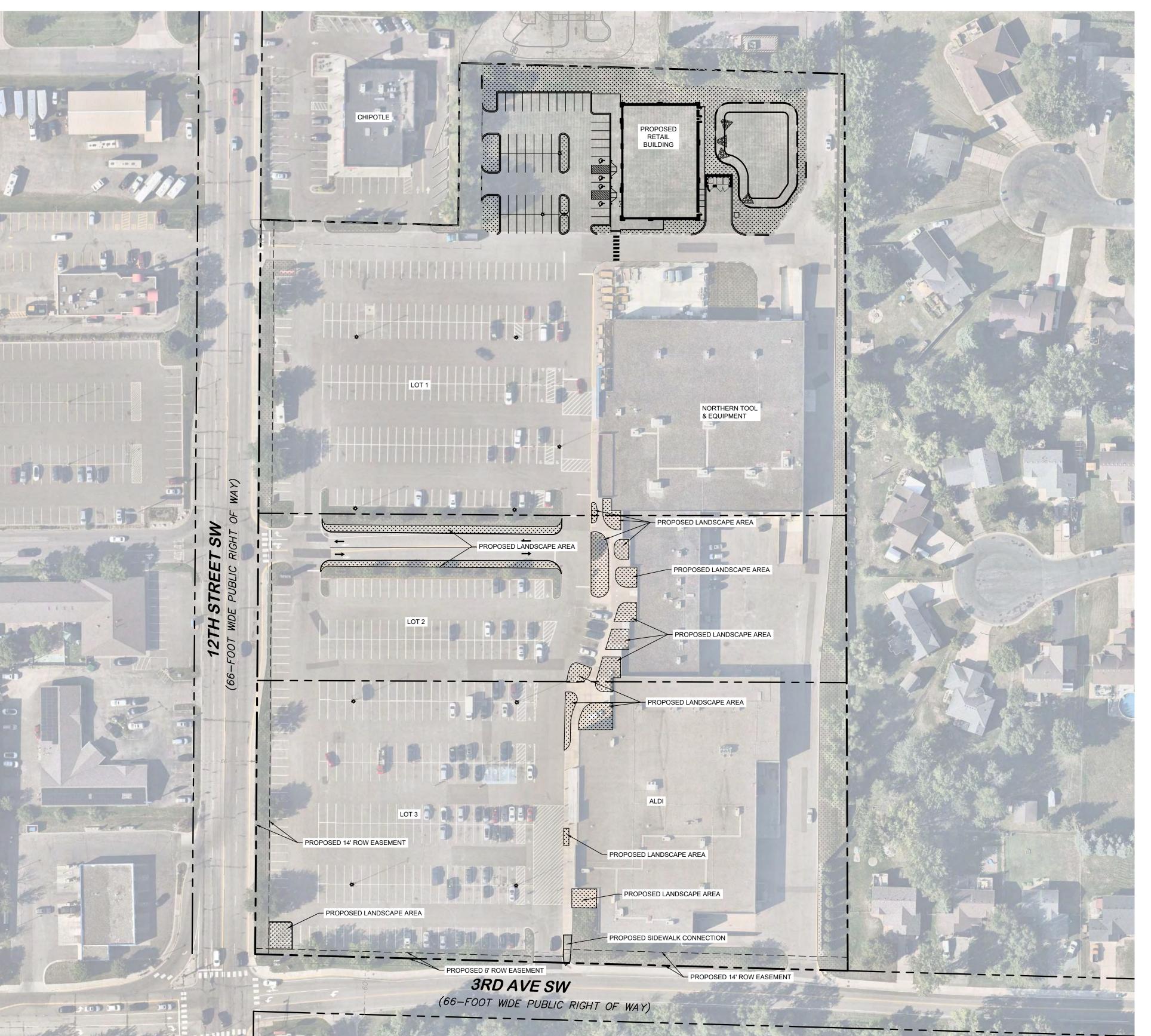
BUILDING AREA	±9,600 SF
PARKING	
REQUIRED PARKING	48 SPACES @ 5 SPACES FOR EACH 1,000 SF
PROPOSED PARKING	50 SPACES INCLUDING 4 ADA STALLS
ADA STALLS PROVIDED	4 STALLS

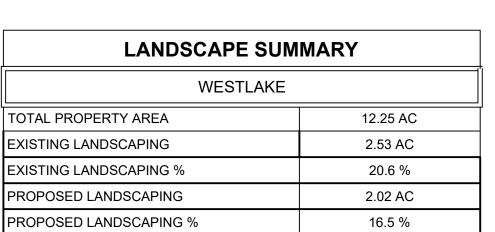
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PARKING SETBACKS	FRONT = 10' SIDE/REAR = 5'
BUILDING SETBACKS	FRONT = 40' SIDE = 0' REAR = 0'

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	PARKING	
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	PROPOSED PARKING	50 SPACES INCLUDING ADA STALLS
	ADA STALLS PROVIDED	4 STALLS

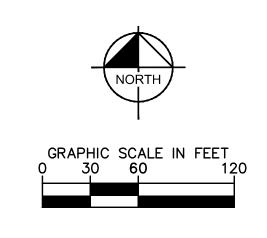
WESTLAKE

PREPARED FOR RIVERCREST REAL INVESTORS



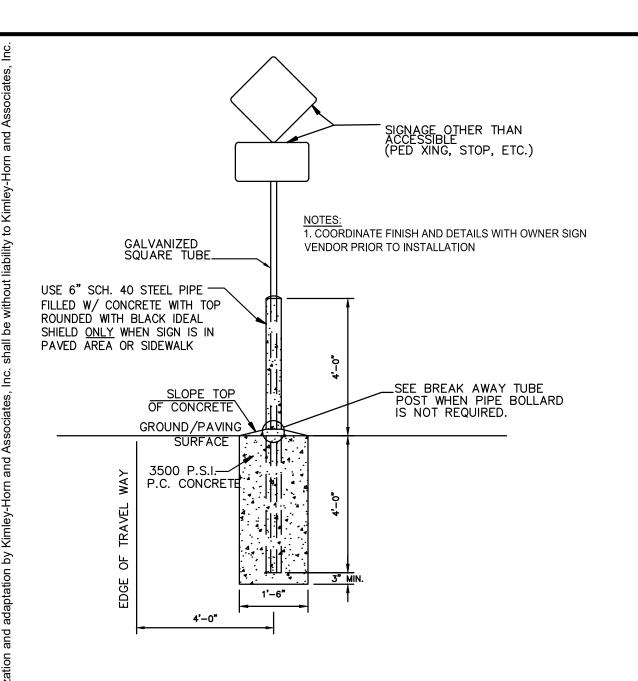


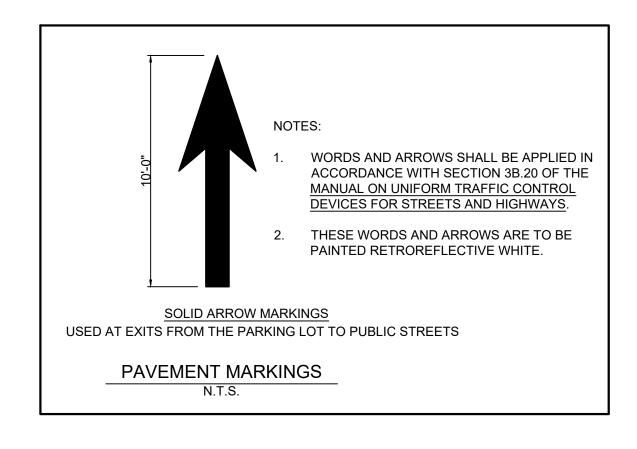


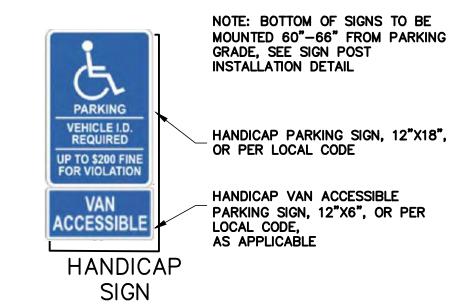


RELIMINARY - NOT FOR CONSTRUCTION

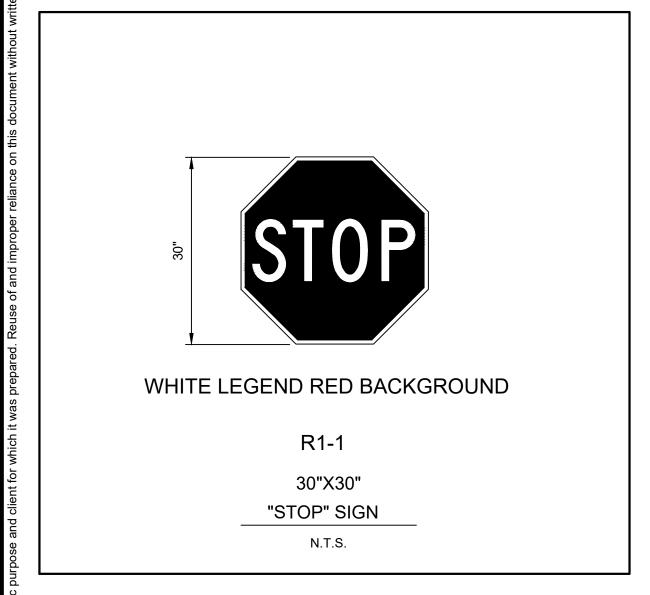
WESTLAKE
PREPARED FOR

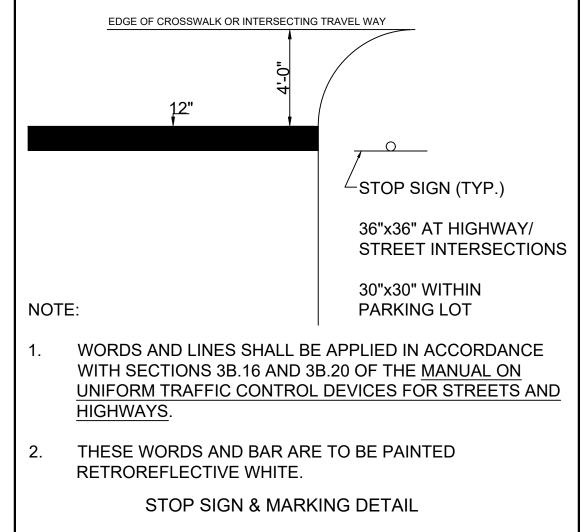


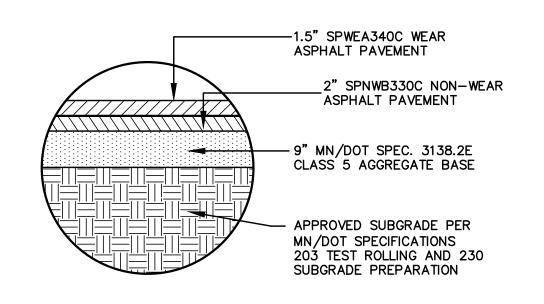




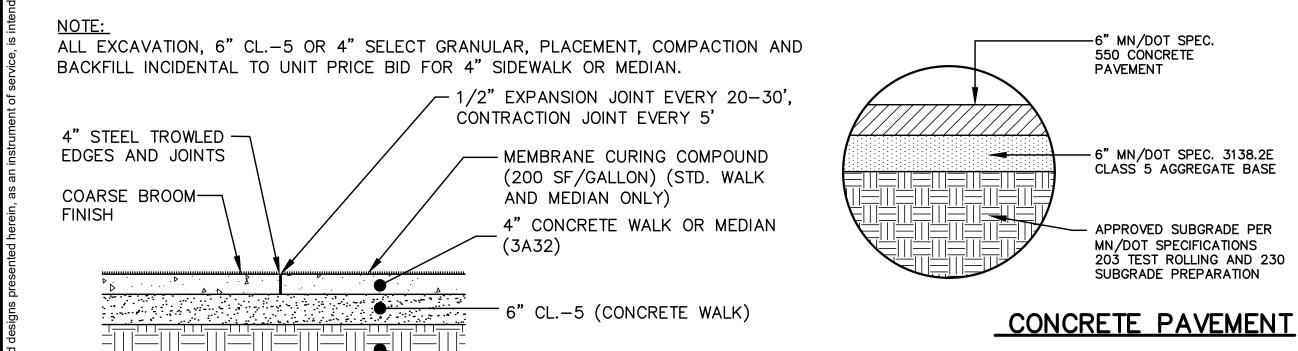
SINGLE POST N.T.S.



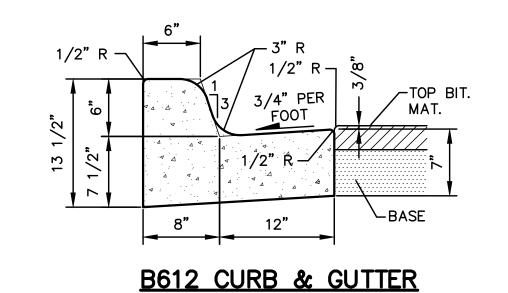




ASPHALT PAVEMENT



— COMPACTED, APPROVED



SUBGRADE

CONCRETE WALK

CONCRETE PAVEMENT SHALL CONTAIN #3 REBAR AT 18" O.C. PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION

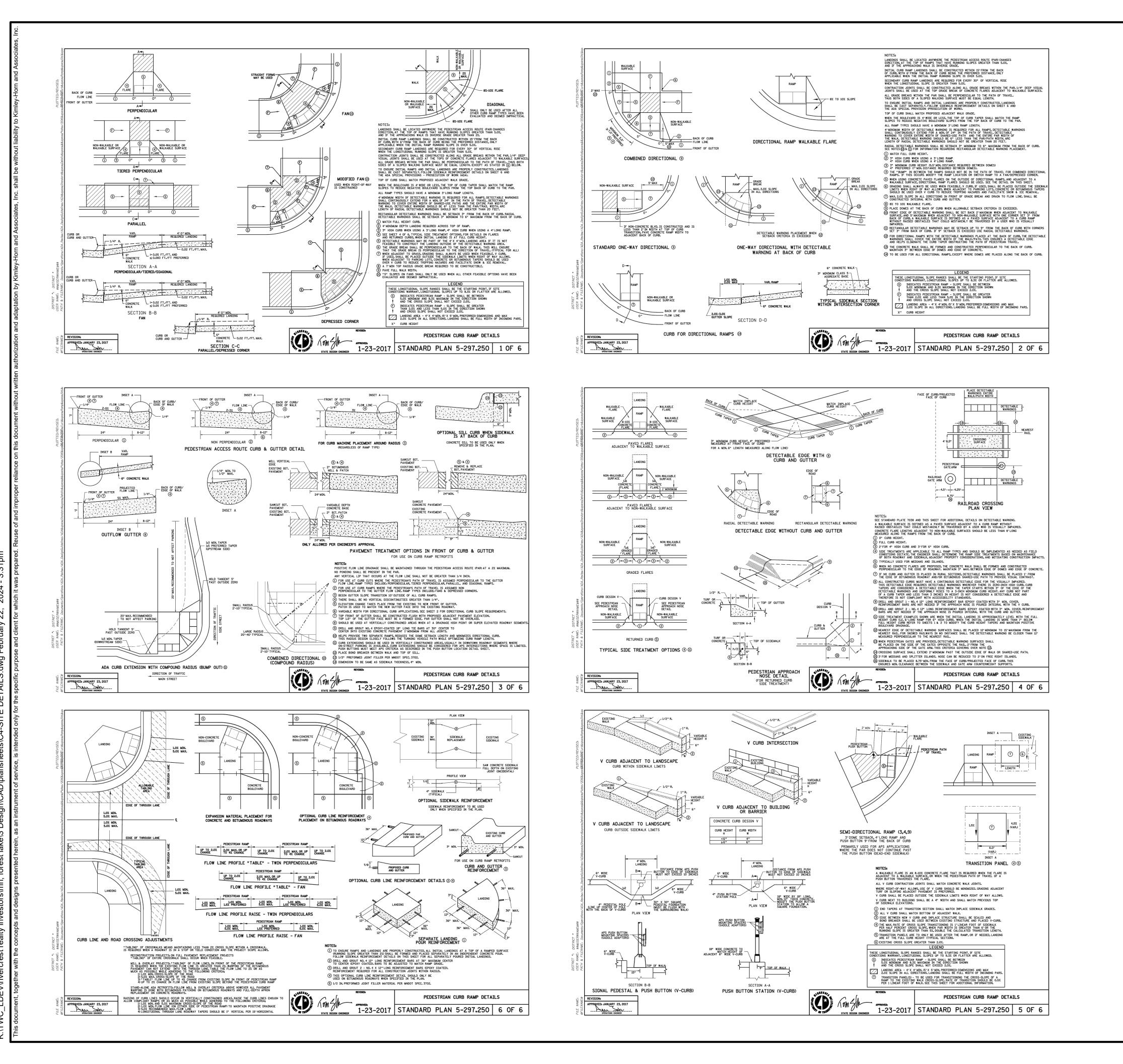
ON-SITE PAVEMENT SECTION DETAILS - REFERENCE GEOTECHNICAL REPORT FOR SPECIFICS

0

WESTLAKE

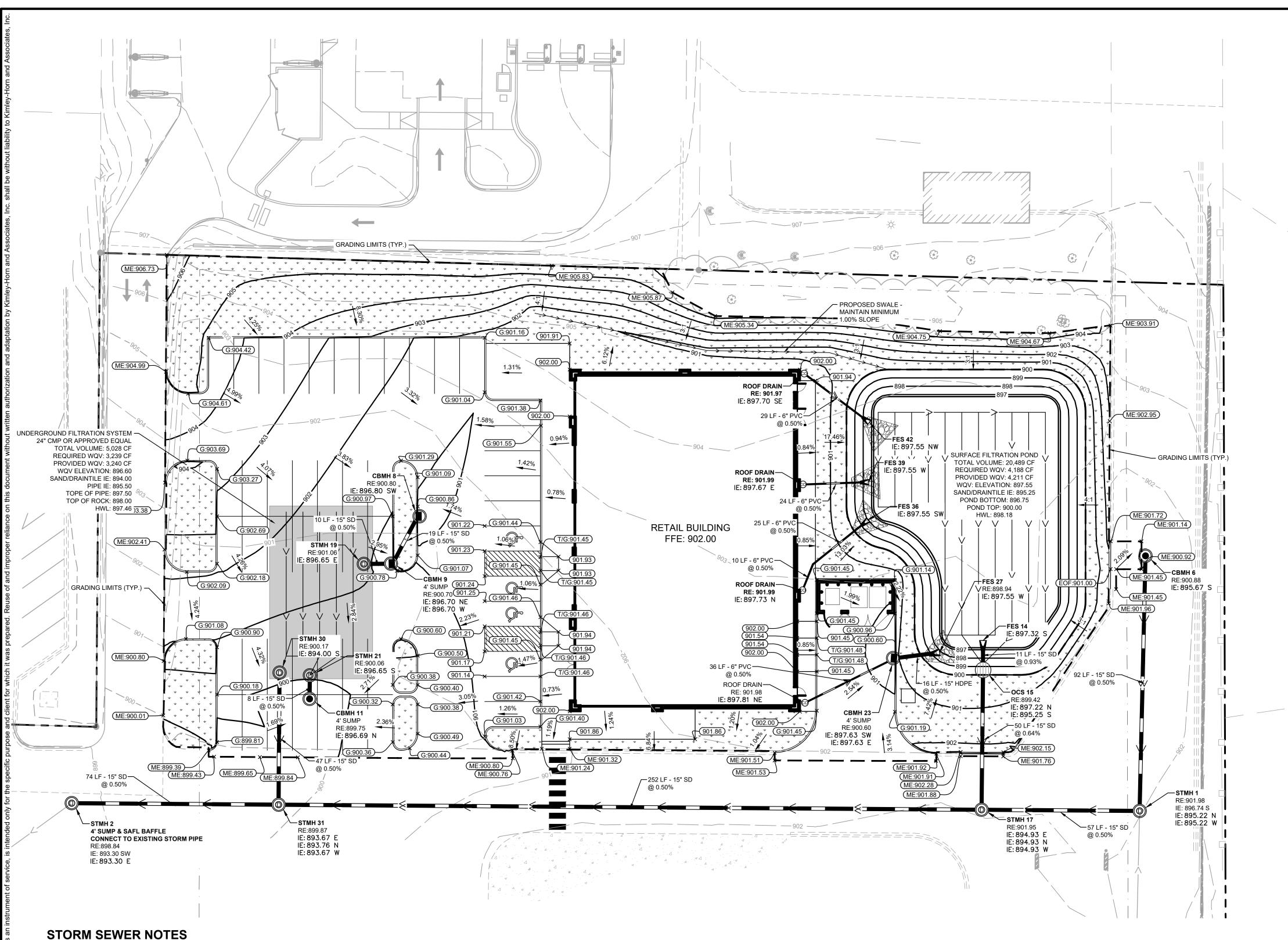
RIVERCREST REA INVESTORS

DETAIL



S

ED FOR REST VESTOR PREPARET WE



LEGEND

928	EXISTING CONTOUR
925	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
\longrightarrow	PROPOSED SWALE
•	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
©	PROPOSED STORM SEWER CLENOUT
	PROPOSED FLARED END SECTION
₩	PROPOSED RIPRAP
	PROPOSED STORM SEWER
(100.00)×	PROPOSED SPOT ELEVATION
(HP:0.0)	PROPOSED HIGH POINT ELEVATION
(LP:0.0) ×	PROPOSED LOW POINT ELEVATION
G:0.00) ×	PROPOSED GUTTER ELEVATION
(T:0.00)	PROPOSED TOP OF CURB ELEVATION
(T/G:0.0) ×	PROPOSED FLUSH PAVEMENT ELEVATION
ME:0.0	MATCH EXISTING ELEVATION
0.0%	PROPOSED DRAINAGE DIRECTION

PROPERTY LINE

GRADING PLAN NOTES

- PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- 2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
- 5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING
- ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
- EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- 9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
- 10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
- 11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
- GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES. INCI LIDING CRO. DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12). SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%. LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%. ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.

- 13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES
- 14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

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C500

WE SHEET NUMBER

Call before you dig.

THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS. 7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE

RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443

4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING

EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY

SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO

STORM SEWER PIPE SHALL BE AS FOLLOWS:

DRAIN TILE SHALL BE AS FOLLOWS:

FITTINGS SHALL BE AS FOLLOWS:

THE PROPOSED DESIGN OF THE PROJECT.

PVC SCH40: ASTM D-1785, D-2665, F-794

PVC: ASTM D-2729, JOINTS PER ASTM D-3212 PVC SCH40: ASTM D-2665, F-794, F-1866

RCP: ASTM C-76

PVC: ASTM D-2729

PE: ASTM F-6667 PVC: ASTM D-2729

SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.

WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.

CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO

ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE

8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF

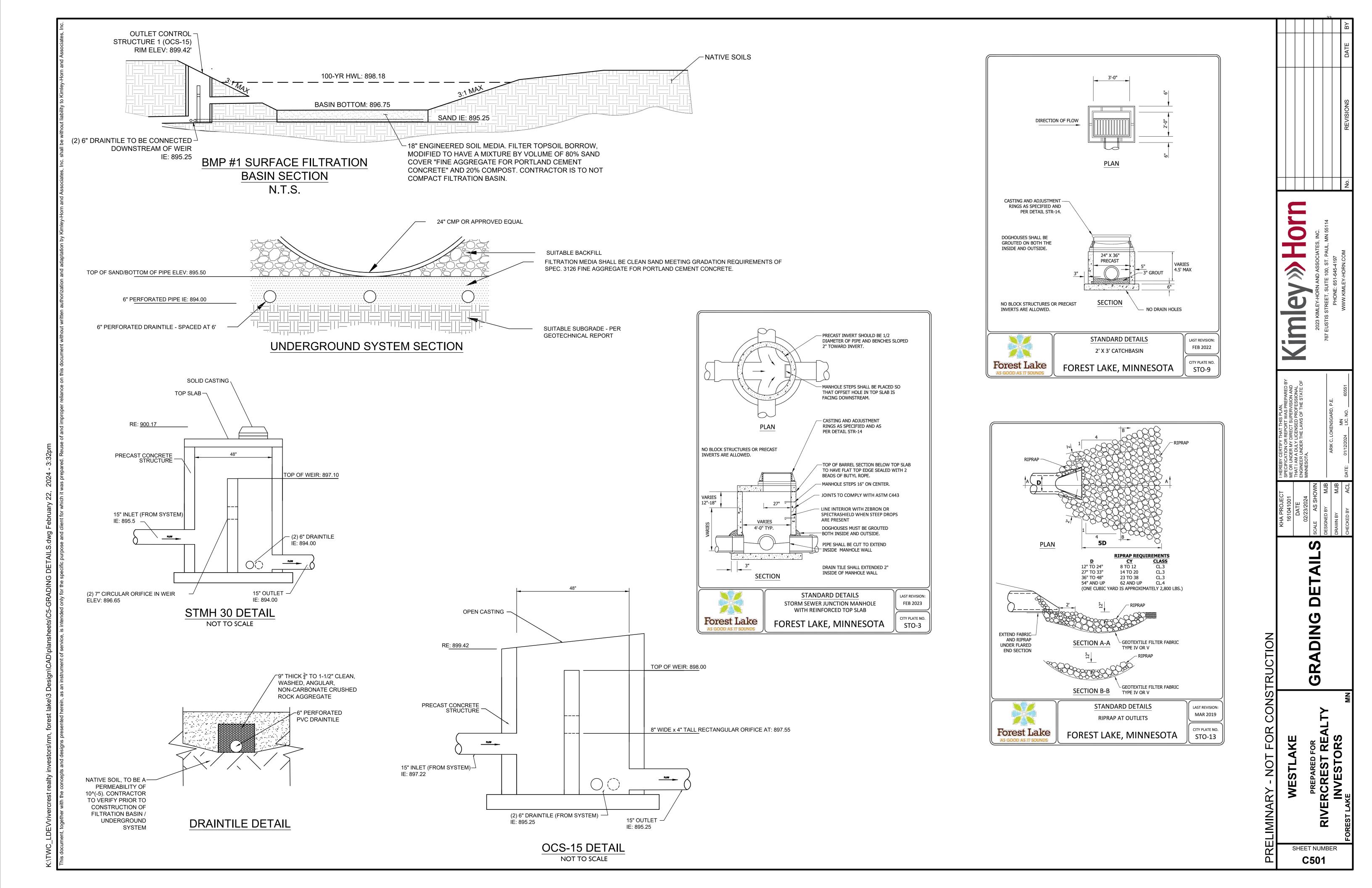
WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.

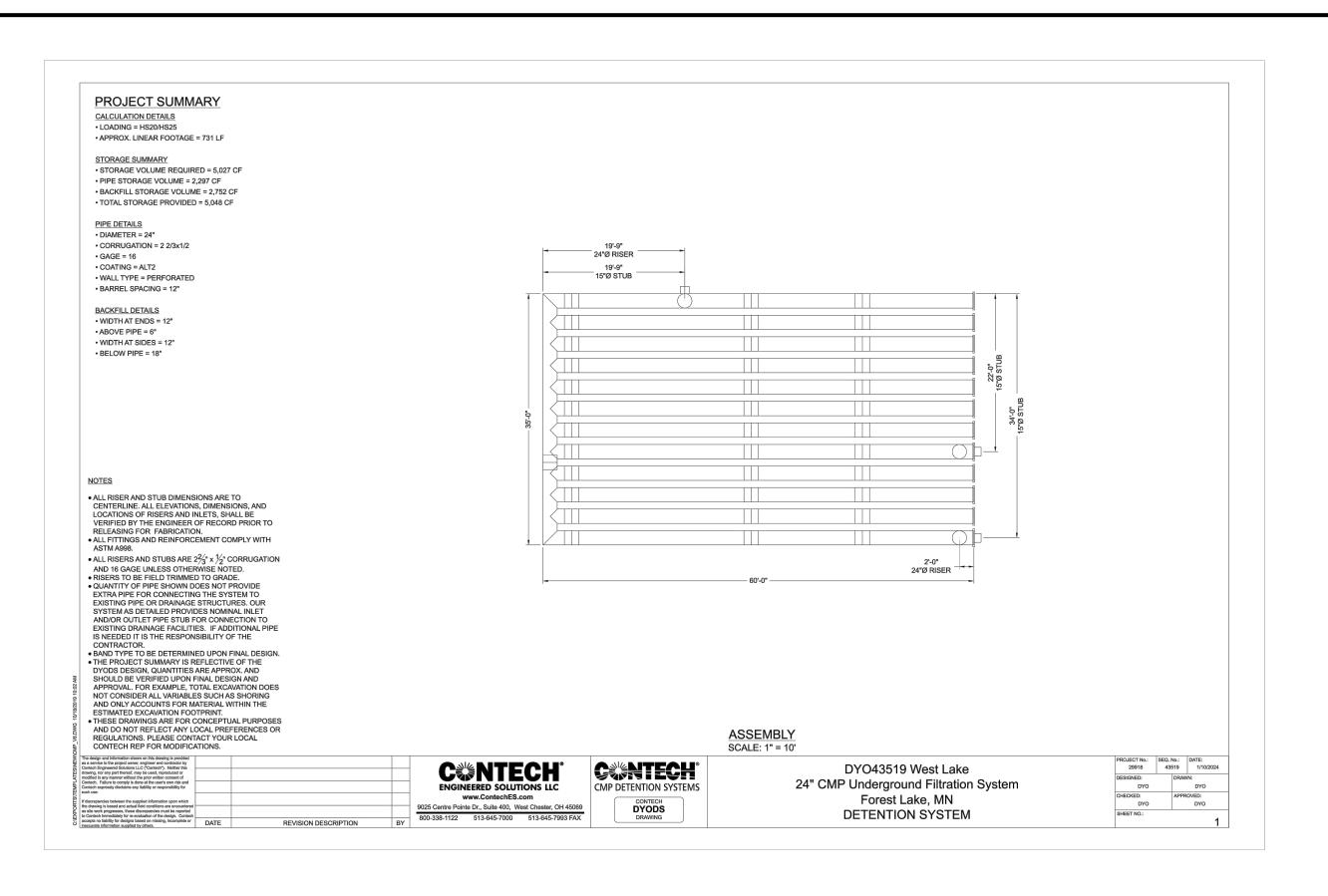
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.

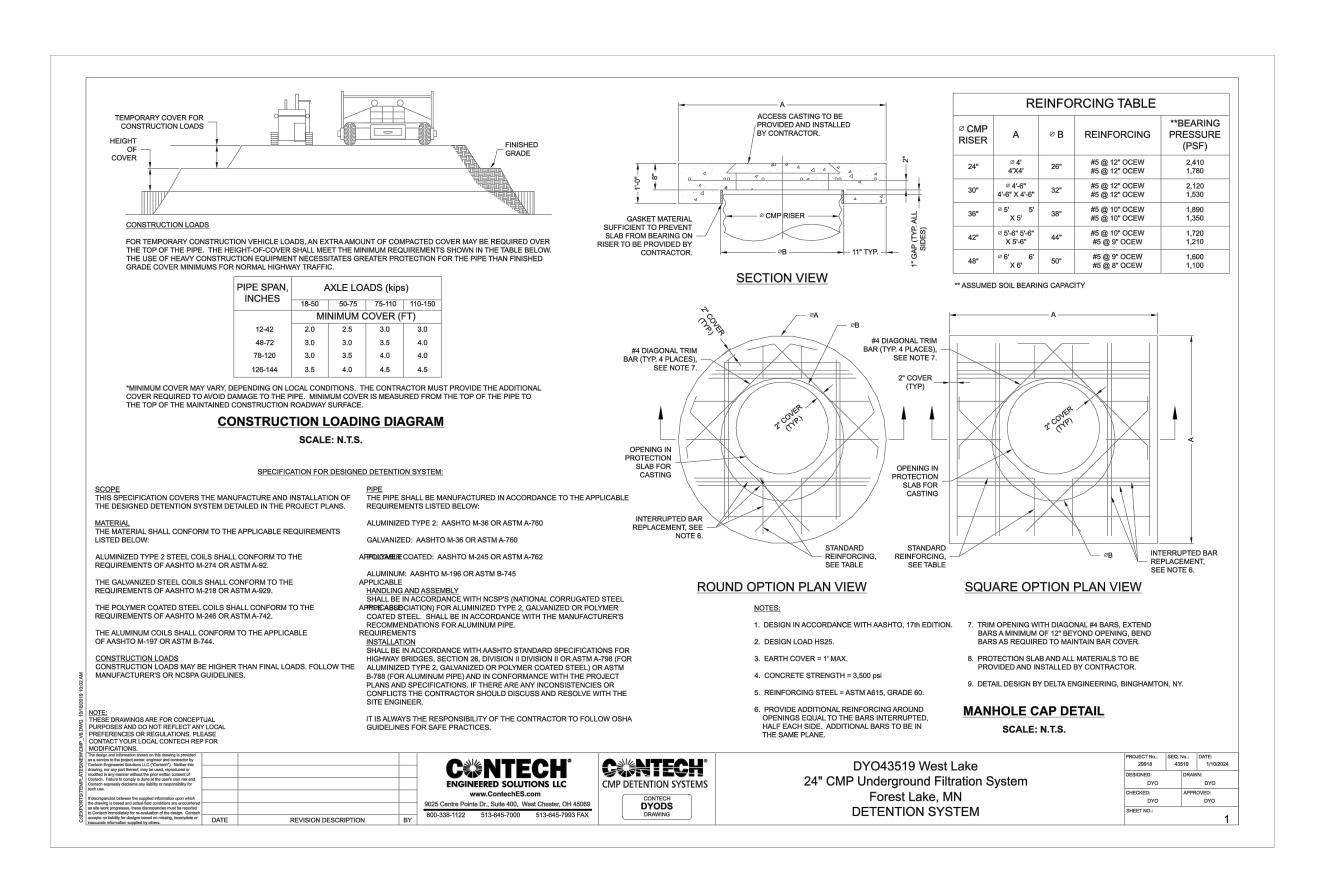
THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.

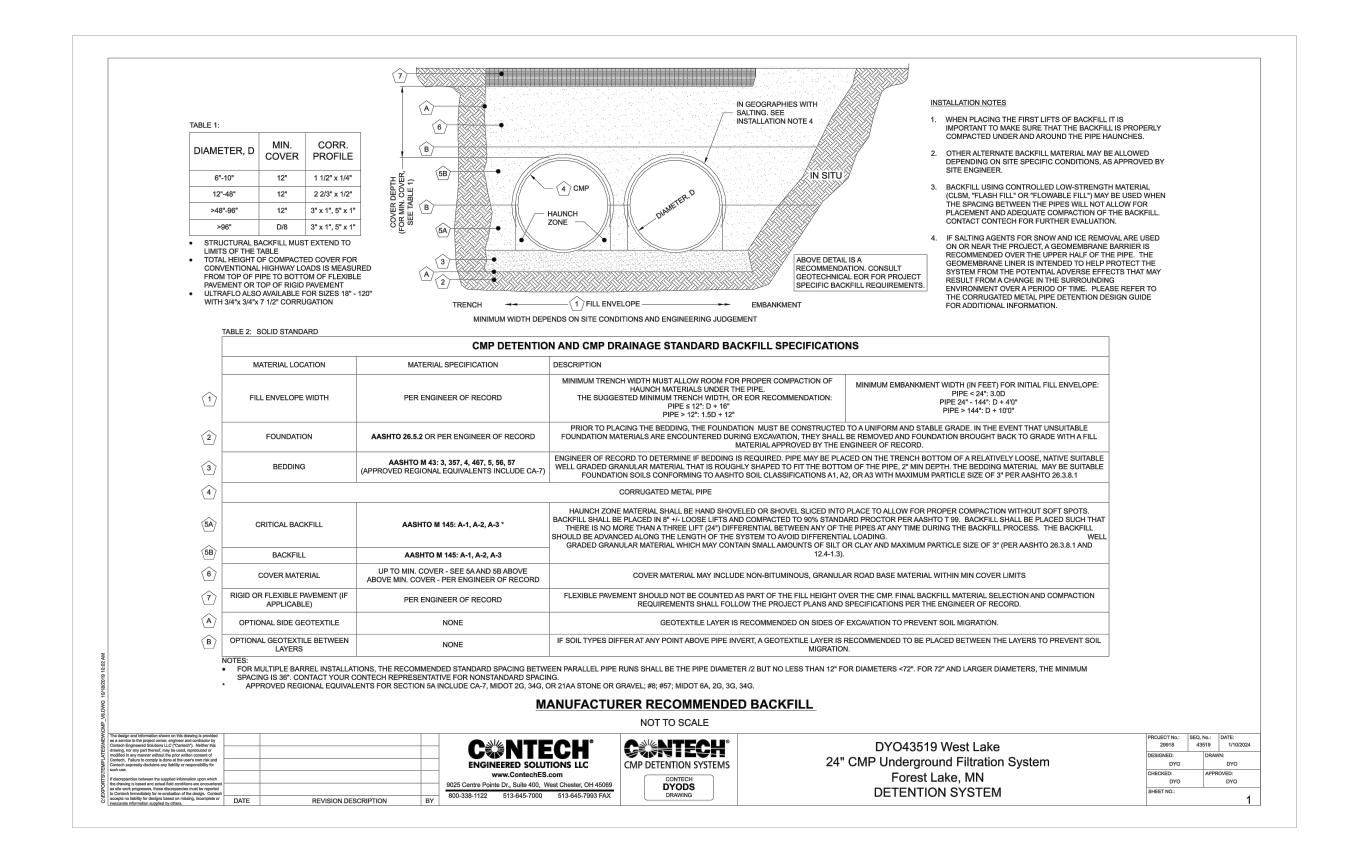
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.

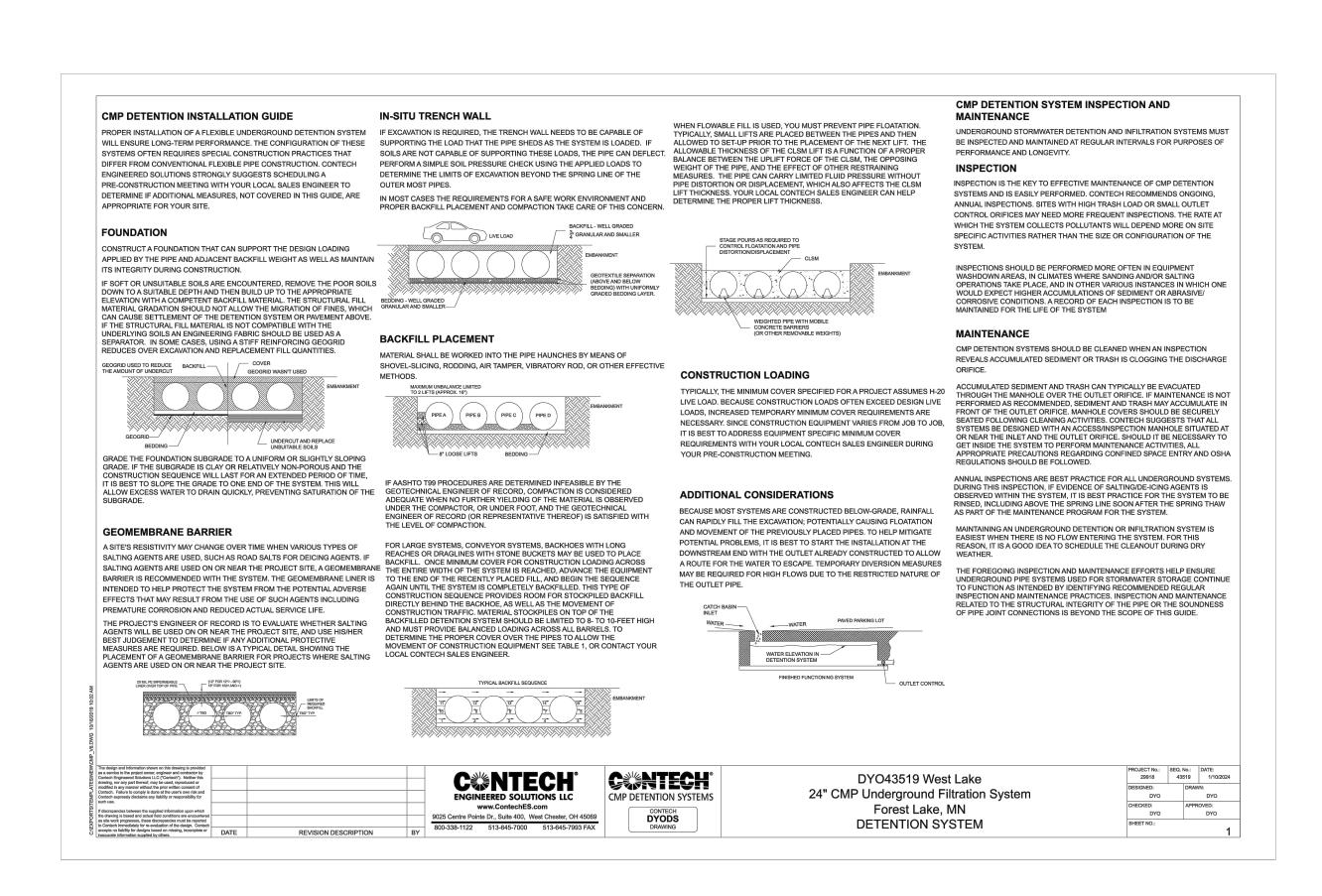
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.







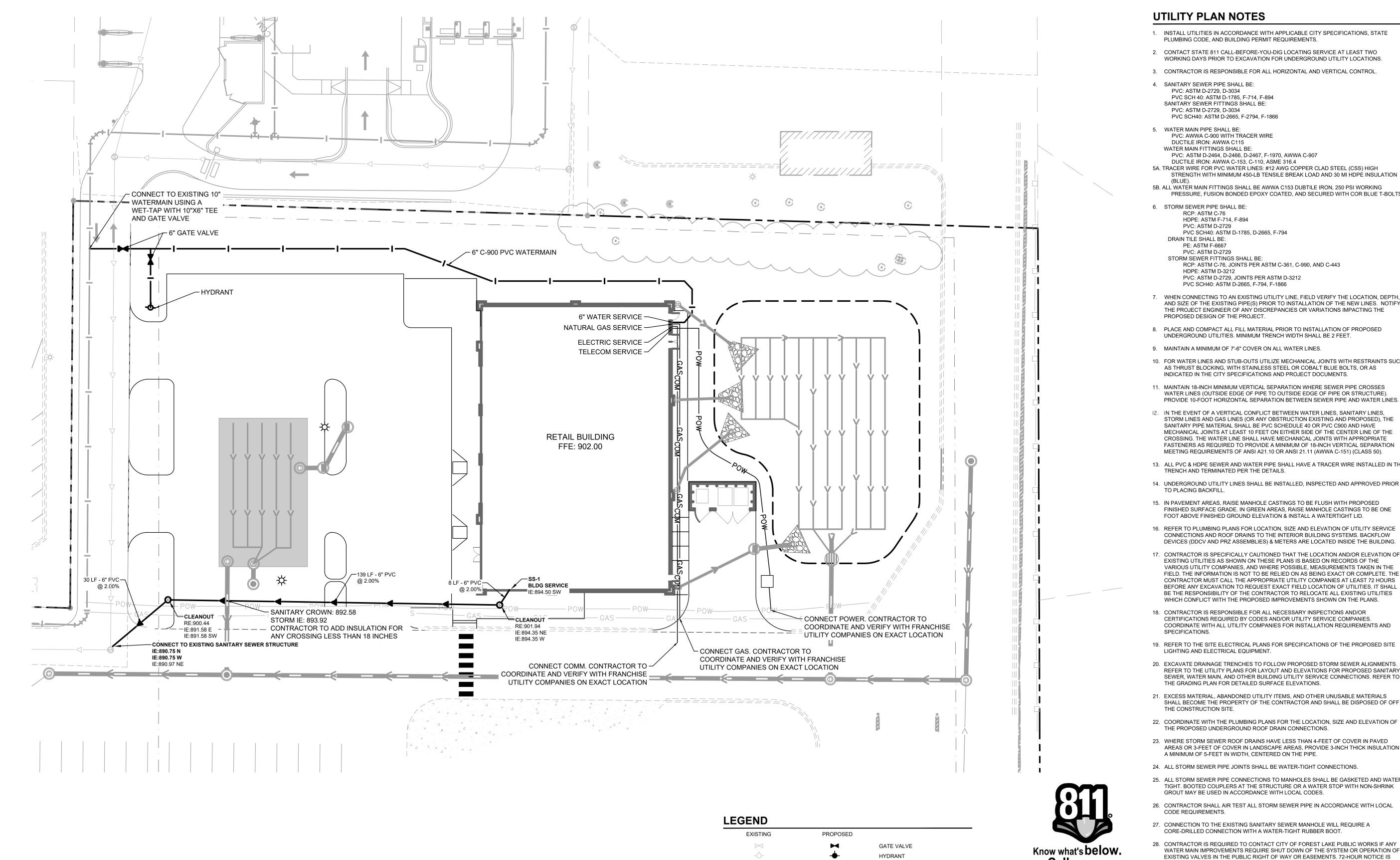




JEELIMINARY - NOT FOR CONSTRUCTION

WESTLAKE
PREPARED FOR
RIVERCREST REA
INVESTORS

(7)





Know what's **below. Call** before you dig.

REDUCER

WATERMAIN SANITARY SEWER

SANITARY SEWER MANHOLE

SANITARY CLEANOUT

UNDERGROUND ELECTRIC

TEE

STORM SEWER

TELEPHONE

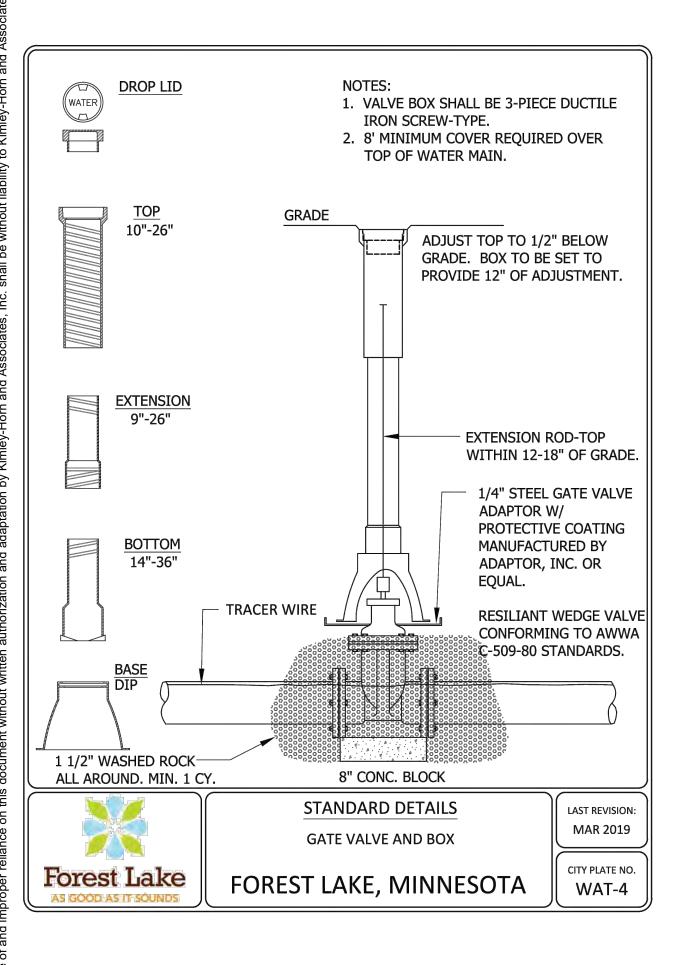
UTILITY PLAN NOTES

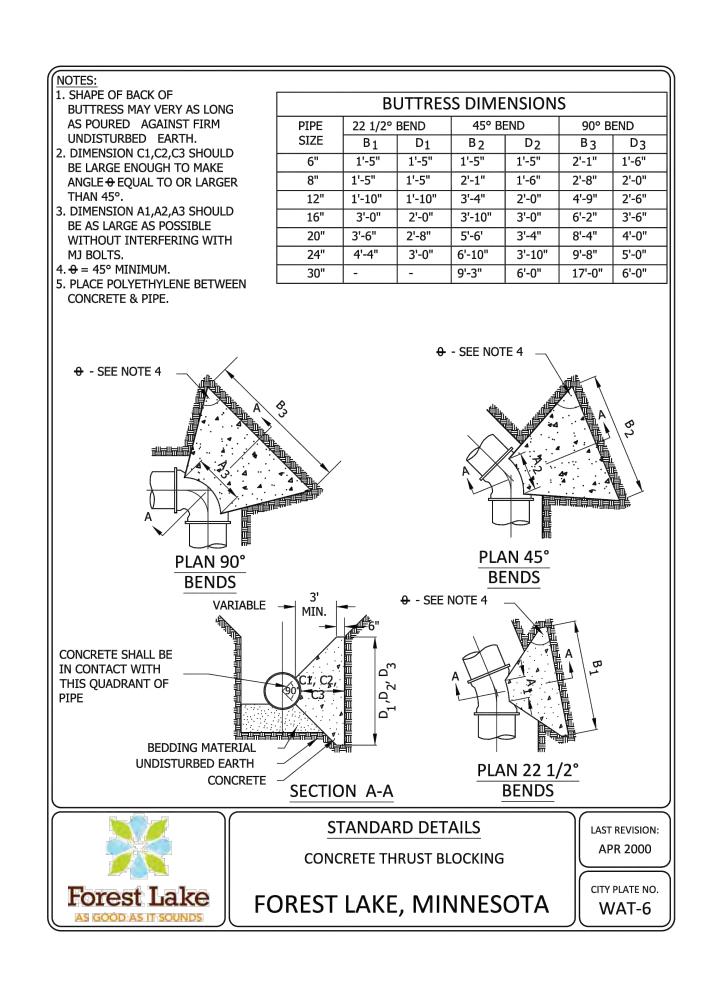
- 1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
- 2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO
- 3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- 4. SANITARY SEWER PIPE SHALL BE:
- PVC: ASTM D-2729, D-3034 PVC SCH 40: ASTM D-1785, F-714, F-894 SANITARY SEWER FITTINGS SHALL BE: PVC: ASTM D-2729, D-3034
- PVC SCH40: ASTM D-2665, F-2794, F-1866 WATER MAIN PIPE SHALL BE:
- PVC: AWWA C-900 WITH TRACER WIRE DUCTILE IRON: AWWA C115 WATER MAIN FITTINGS SHALL BE
- PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907 DUCTILE IRON: AWWA C-153, C-110, ASME 316.4 5A. TRACER WIRE FOR PVC WATER LINES: #12 AWG COPPER CLAD STEEL (CSS) HIGH
- 5B. ALL WATER MAIN FITTINGS SHALL BE AWWA C153 DUBTILE IRON, 250 PSI WORKING PRESSURE, FUSION BONDED EPOXY COATED, AND SECURED WITH COR BLUE T-BOLTS.
- STORM SEWER PIPE SHALL BE
 - RCP: ASTM C-76 HDPE: ASTM F-714, F-894
 - PVC: ASTM D-2729 PVC SCH40: ASTM D-1785, D-2665, F-794
 - DRAIN TILE SHALL BE:
 - PF: ASTM F-6667
 - PVC: ASTM D-2729
 - STORM SEWER FITTINGS SHALL BE: RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
 - HDPE: ASTM D-3212
 - PVC: ASTM D-2729, JOINTS PER ASTM D-3212 PVC SCH40: ASTM D-2665, F-794, F-1866
- WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH. AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
- 8. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- 9. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
- 10. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
- 11. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
- 12. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- 13. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
- 14. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
- 15. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
- 16. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
- 17. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 18. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND
- 19. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
- 20. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
- 21. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- 22. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
- 23. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
- 24. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
- 25. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
- 26. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
- 27. CONNECTION TO THE EXISTING SANITARY SEWER MANHOLE WILL REQUIRE A CORE-DRILLED CONNECTION WITH A WATER-TIGHT RUBBER BOOT.
- 28. CONTRACTOR IS REQUIRED TO CONTACT CITY OF FOREST LAKE PUBLIC WORKS IF ANY WATER MAIN IMPROVEMENTS REQUIRE SHUT DOWN OF THE SYSTEM OR OPERATION OF EXISTING VALVES IN THE PUBLIC RIGHT OF WAY OR EASEMENTS. 72-HOUR NOTICE IS REQUIRED TO COORDINATE SHUTDOWNS WITH AFFECTED PROPERTY OWNERS.
- 29. ALL CONNECTIONS TO CITY UTILITIES MUST BE OBSERVED BY CITY STAFF, PROVIDE 72-HOUR NOTICE FOR OBSERVATION.
- 30. INSPECT EACH EXISTING STRUCTURE TO VERIFY COMPLIANCE WITH CITY STANDARD DETAILS, INCLUDING BUT NOT LIMITED TO INVERTS, DOGHOUSES, ADJUSTMENT RINGS

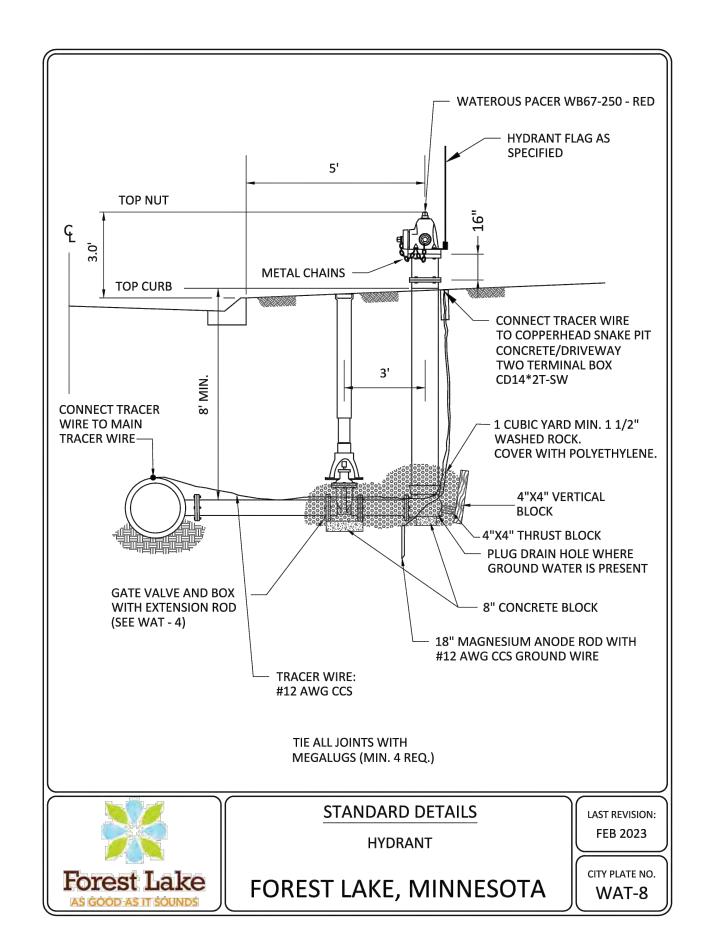
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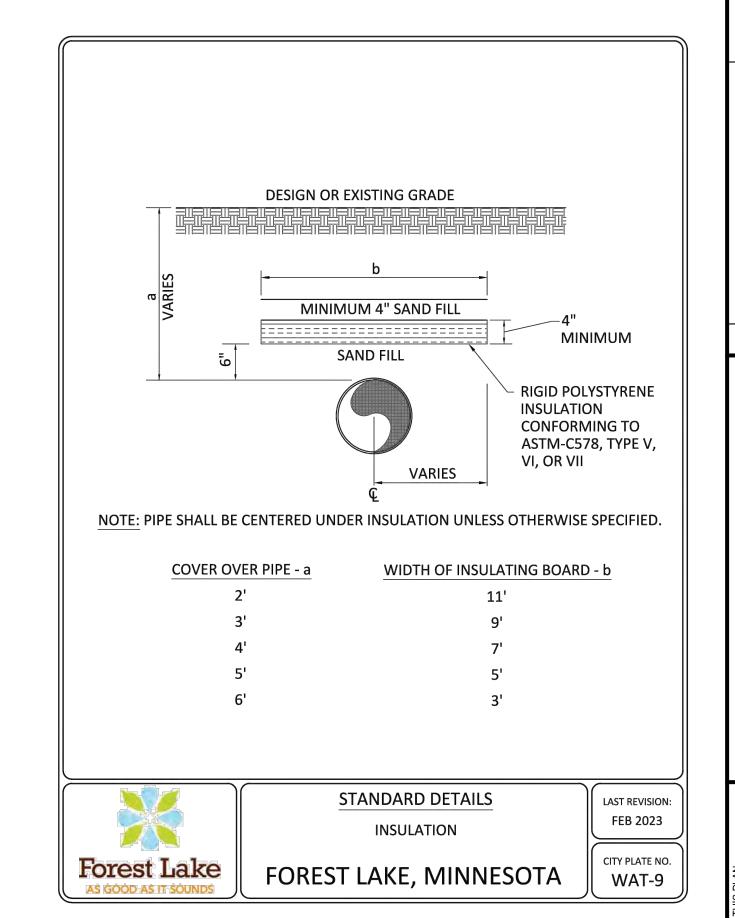
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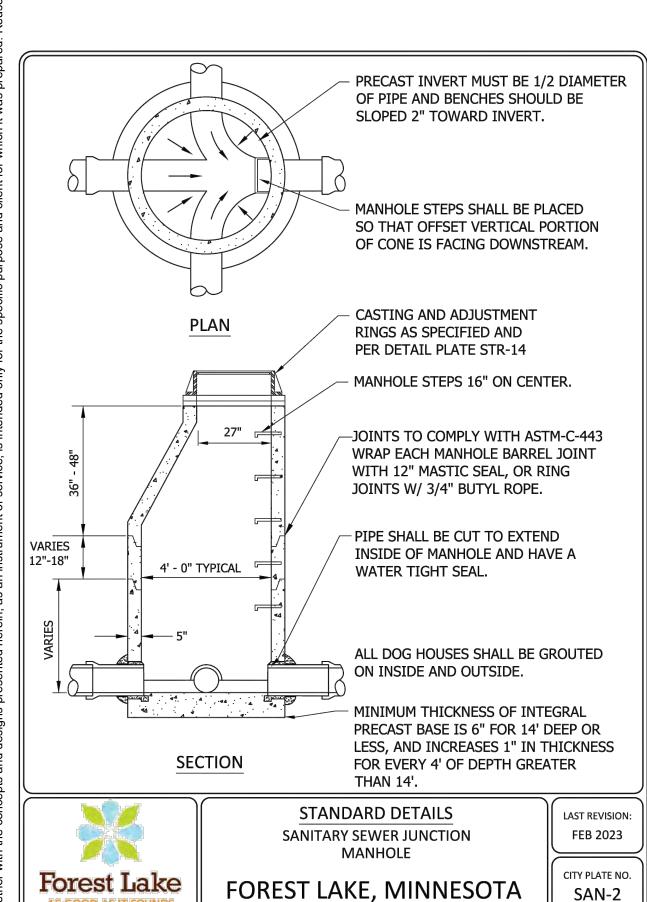
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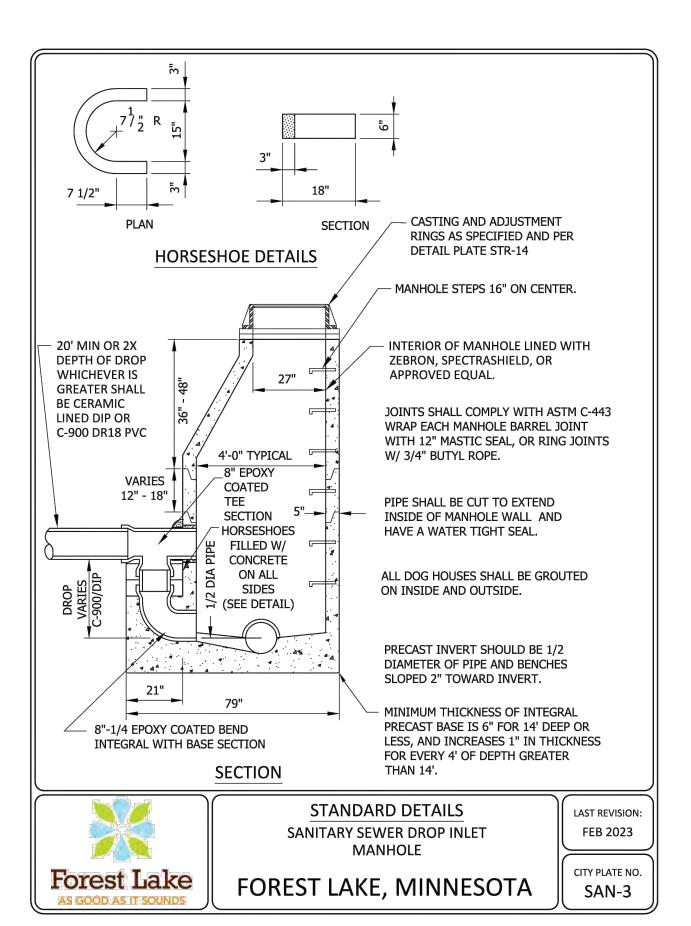


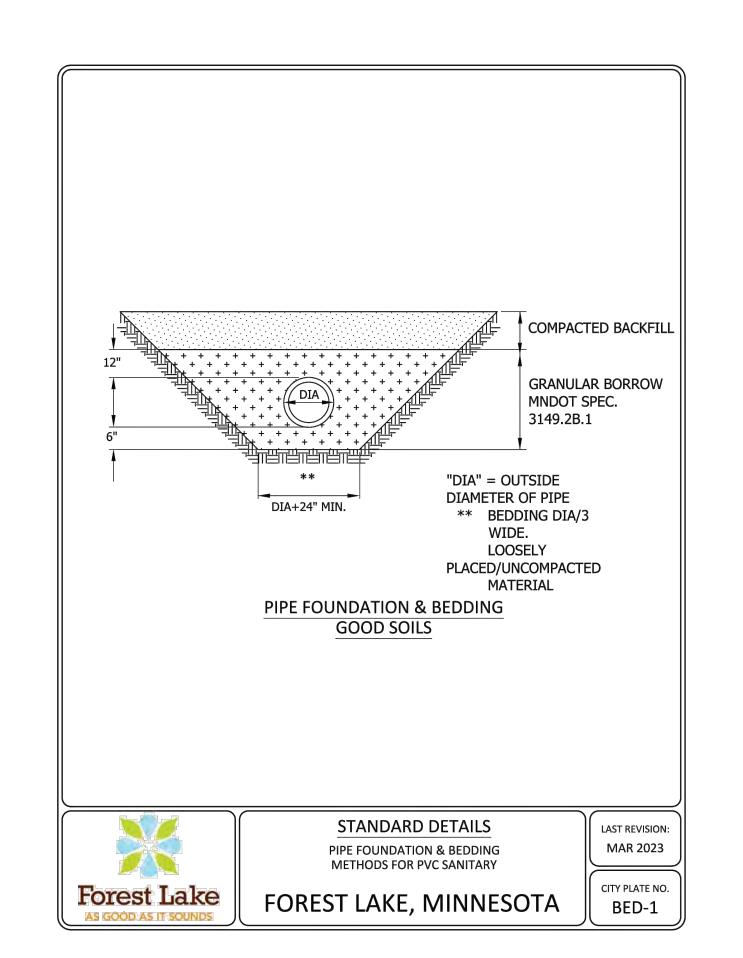


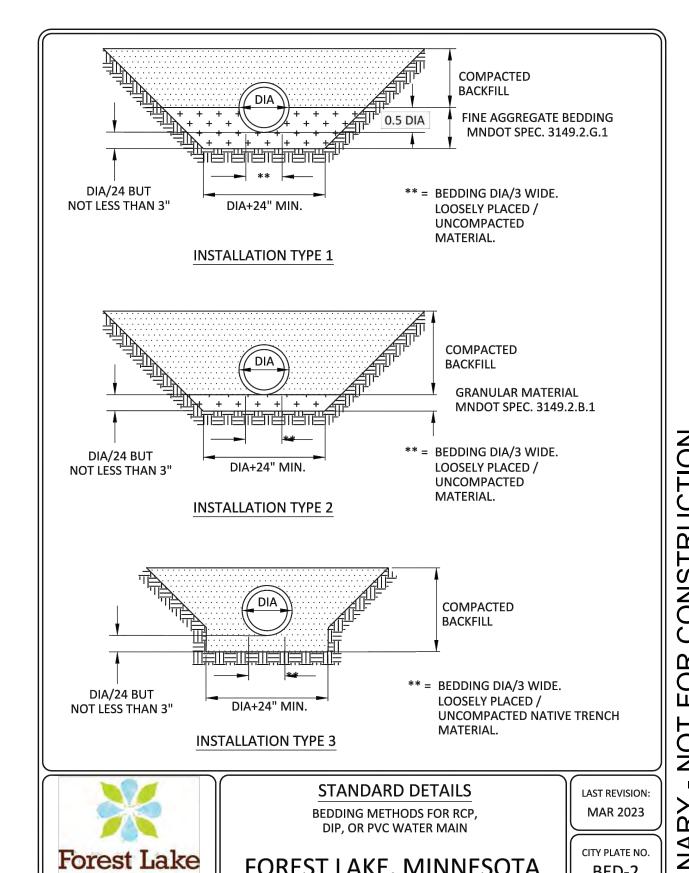


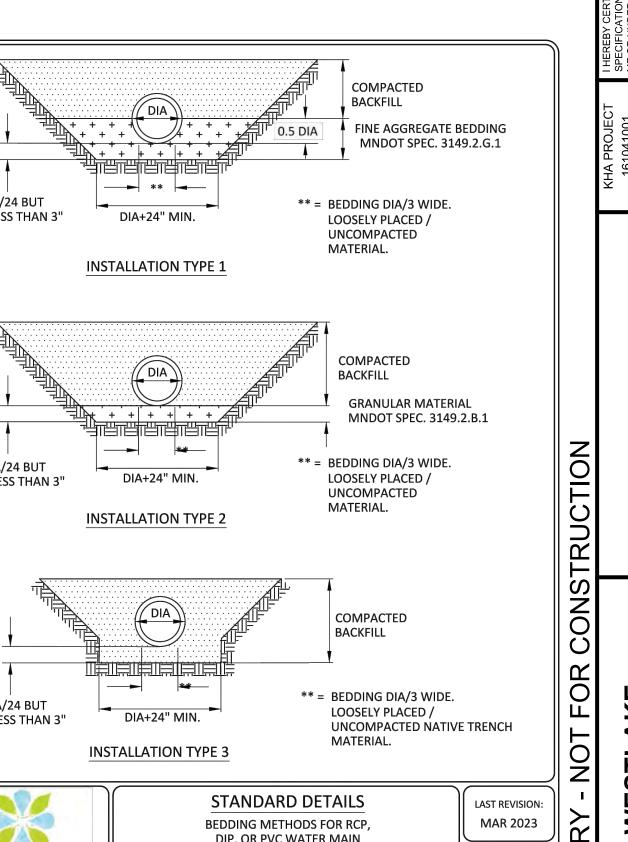












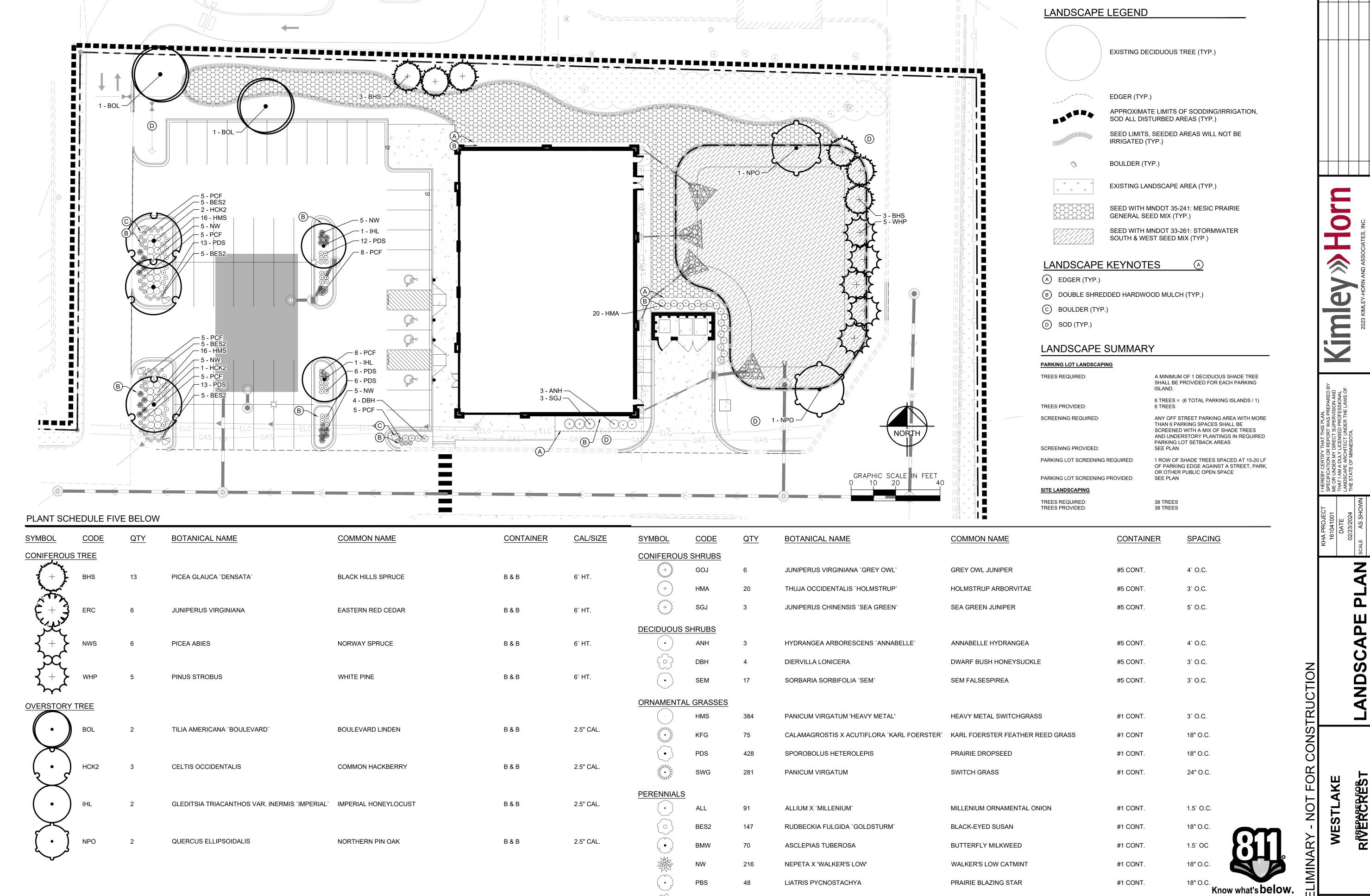
FOREST LAKE, MINNESOTA

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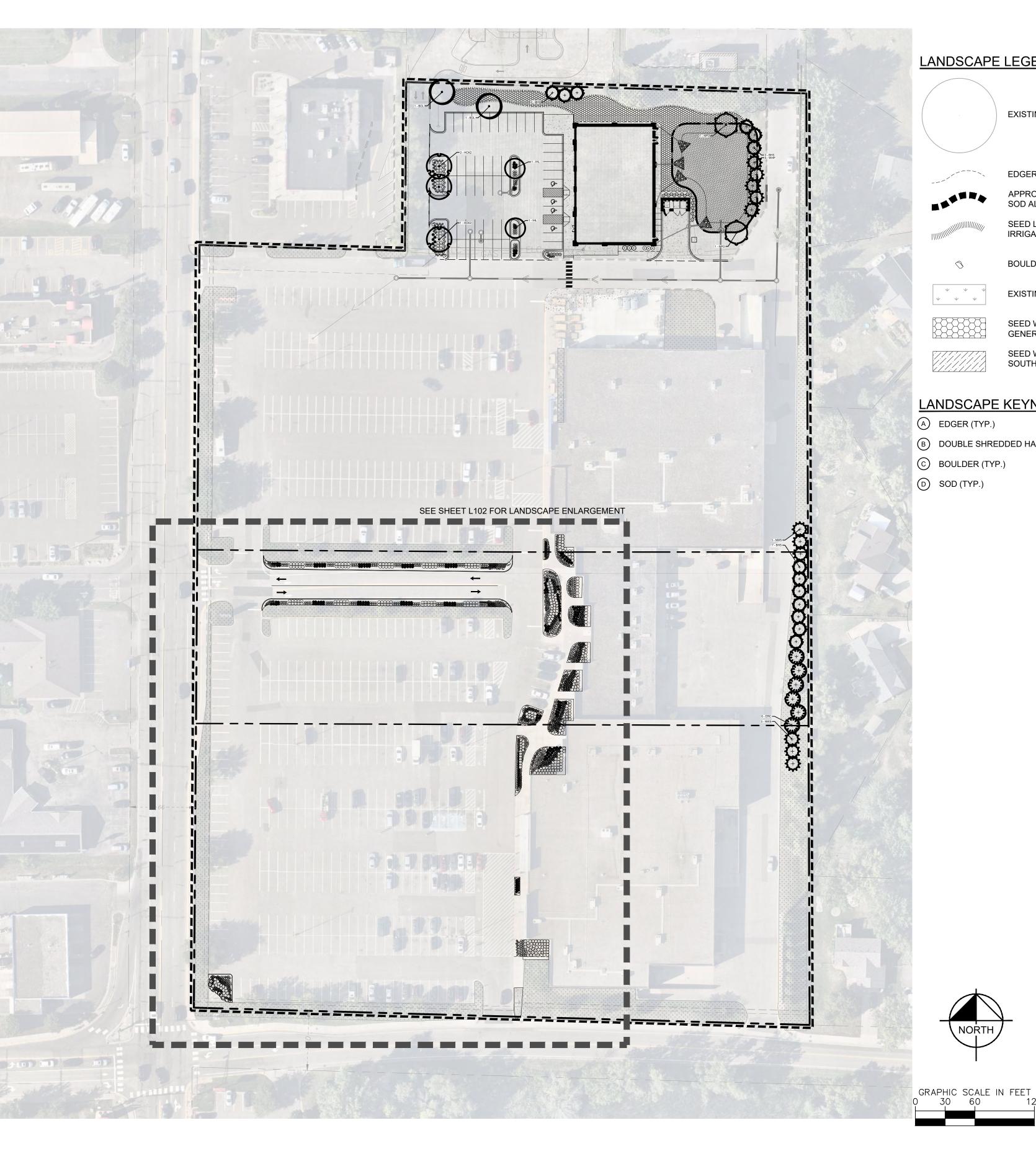
PURPLE CONEFLOWER

RIVERCEREST PEALTY

Call before you dig.

24" O.C.

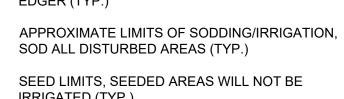
#1 CONT.



LANDSCAPE LEGEND

EXISTING DECIDUOUS TREE (TYP.)

EDGER (TYP.)



BOULDER (TYP.)

EXISTING LANDSCAPE AREA (TYP.)

SEED WITH MNDOT 35-241: MESIC PRAIRIE GENERAL SEED MIX (TYP.)

SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

LANDSCAPE KEYNOTES

- B DOUBLE SHREDDED HARDWOOD MULCH (TYP.)

CONIFEROUS TREE BLACK HILLS SPRUCE

COMMON NAME

WHITE PINE

COMMON HACKBERRY

SEA GREEN JUNIPER

PRAIRIE DROPSEED

PURPLE CONEFLOWER

SWITCH GRASS

EASTERN RED CEDAR NORWAY SPRUCE

OVERSTORY TREE

PLANT KEY

SYMBOL

BOULEVARD LINDEN

HCK2

IMPERIAL HONEYLOCUST NORTHERN PIN OAK

CONIFEROUS SHRUBS

GREY OWL JUNIPER HOLMSTRUP ARBORVITAE

SGJ

DECIDUOUS SHRUBS ANNABELLE HYDRANGEA DWARF BUSH HONEYSUCKLE SEM FALSESPIREA

ORNAMENTAL GRASSES

PDS

HEAVY METAL SWITCHGRASS KFG KARL FOERSTER FEATHER REED GRASS

SWG

PERENNIALS MILLENIUM ORNAMENTAL ONION

BES2 147 BLACK-EYED SUSAN BMW BUTTERFLY MILKWEED

428

281

NW WALKER'S LOW CATMINT PBS PRAIRIE BLAZING STAR PCF

NDSCAPE

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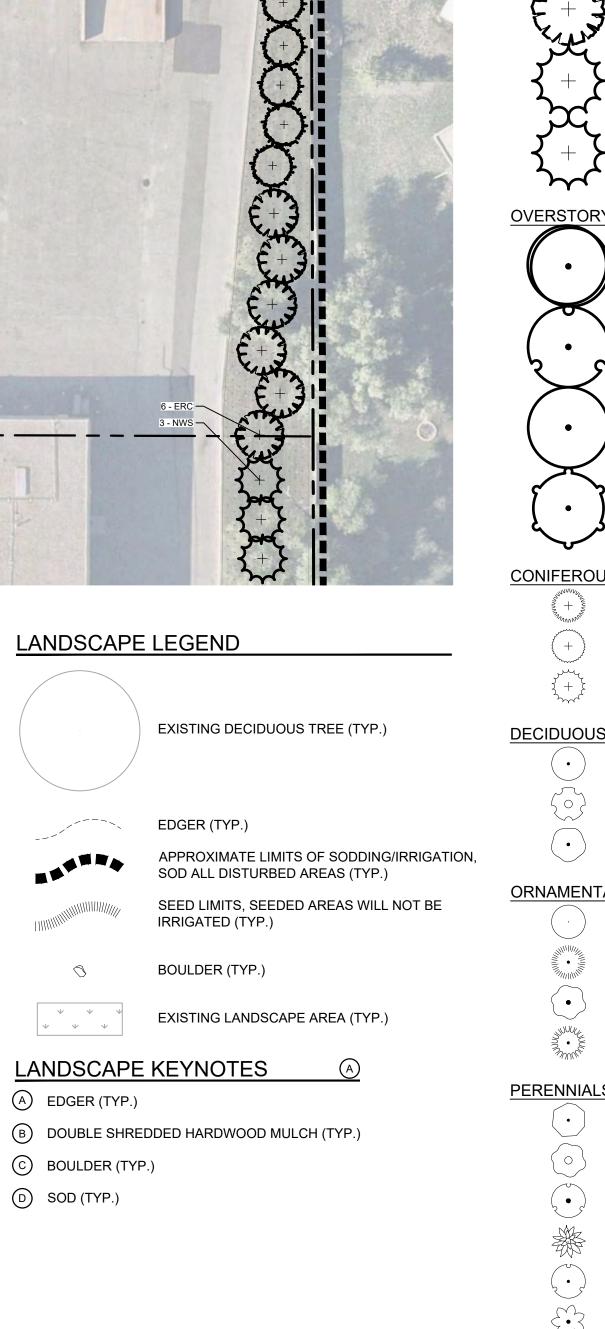
RIVERCREST PEALTY WESTLAKE

SHEET NUMBER

Know what's below.

Call before you dig.





A EDGER (TYP.)

© BOULDER (TYP.)

D SOD (TYP.)

<u>SYMBOL</u> **COMMON NAME CONIFEROUS TREE** BLACK HILLS SPRUCE EASTERN RED CEDAR NORWAY SPRUCE WHITE PINE **OVERSTORY TREE BOULEVARD LINDEN** COMMON HACKBERRY IMPERIAL HONEYLOCUST NORTHERN PIN OAK CONIFEROUS SHRUBS **GREY OWL JUNIPER** HOLMSTRUP ARBORVITAE SEA GREEN JUNIPER **DECIDUOUS SHRUBS** ANNABELLE HYDRANGEA DWARF BUSH HONEYSUCKLE SEM FALSESPIREA ORNAMENTAL GRASSES HEAVY METAL SWITCHGRASS KARL FOERSTER FEATHER REED GRASS PRAIRIE DROPSEED SWITCH GRASS <u>PERENNIALS</u> MILLENIUM ORNAMENTAL ONION BLACK-EYED SUSAN

BUTTERFLY MILKWEED

WALKER'S LOW CATMINT

PRAIRIE BLAZING STAR

PURPLE CONEFLOWER

PCF

PLANT KEY

WESTLAKE

ENLARGMENT

LESS THAN 5:3.

- CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING.
- REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING. 28.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
- ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
- ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
- ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING. CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT 29. SEE ELECTRICAL PLANS FOR SITE LIGHTING. VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- 12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART
- PRUNE PLANTS AS NECESSARY PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- 14. WRAP ALL SMOOTH-BARKED TREES FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

- TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS LARGER THAN ONE INCH, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE TO BE BETWEEN 5.4 AND 7.0. REMOVE DEBRIS AND WEEDS FROM SUBSOIL. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREES, SHRUBS AND PERENNIALS. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) / WISDOT STANDARD SPECIFICATION 625 (TOPSOIL AND SALVAGED TOPSOIL) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

19. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE). OR APPROVED EQUAL. ROCK MULCH TO BE TRAP ROCK, BUFF LIMESTONE, RIVER ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PREMENEGRENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS, USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

- 20. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

22. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

23. PROVIDE IRRIGATION / PROVIDE NEW SYSTEM, OR MODIFY EXISTING IRRIGATION PER OWNERS DIRECTION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY.

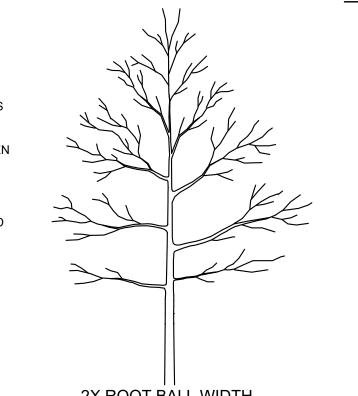
<u>ESTABLISHMENT</u>

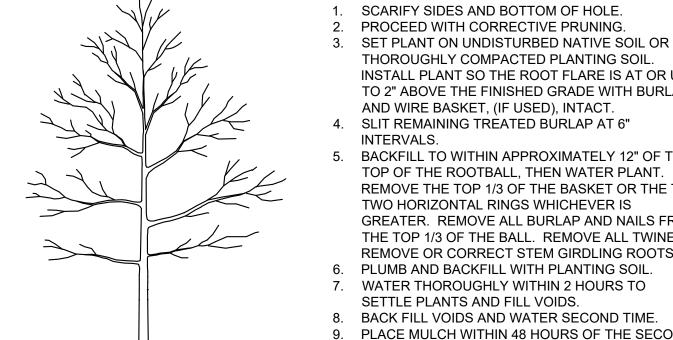
- 24. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

- 26. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- 27. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL
- MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

AS SPECIFIED

TREE PLANTING DETAIL





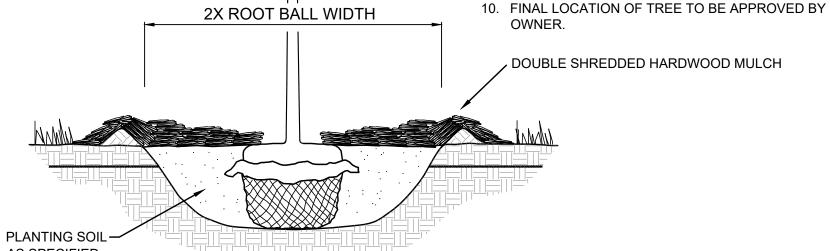
TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. 4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.

THOROUGHLY COMPACTED PLANTING SOIL.

INSTALL PLANT SO THE ROOT FLARE IS AT OR UP

PLUMB AND BACKFILL WITH PLANTING SOIL. 7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.

- 8. BACK FILL VOIDS AND WATER SECOND TIME.
- 9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE





- SCARIFY SIDES AND BOTTOM OF HOLE.
- 2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT. 3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT
- AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.

ON CENTER SPACING

FINISHED GRADE

PREPARED PLANTING BED AND

(THOROUGHLY LOOSENED)

BACKFILL SOIL

EDGER, AS SPECIFIED

PER PLANT SCHEDULE.

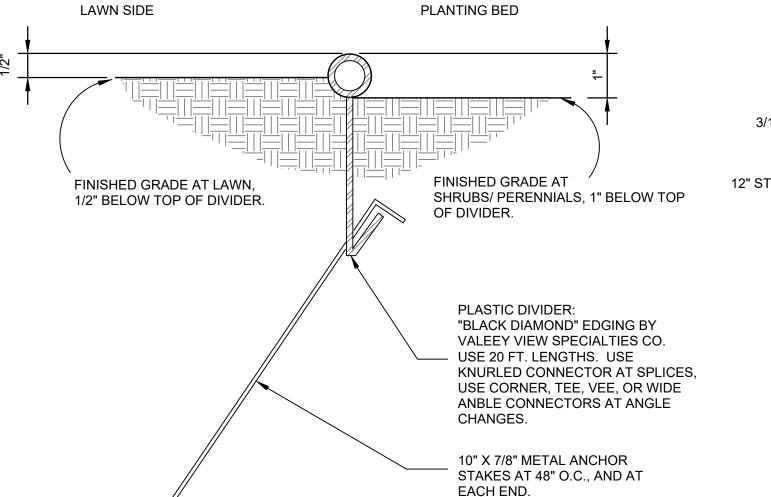
A MINIMUM OF 6" BEYOND

THE PLANTS ROOT SYSTEM.

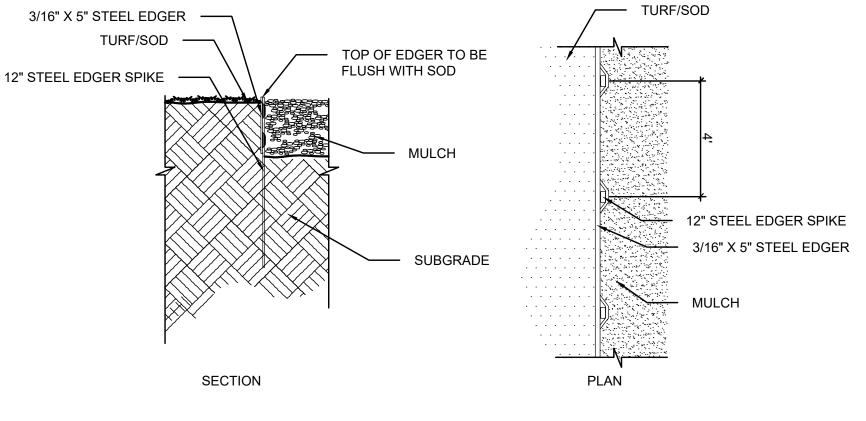
EXTEND HOLE EXCAVATION WIDTH

- 4. PLUMB AND BACKFILL WITH PLANTING SOIL 5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL
- 6. BACK FILL VOIDS AND WATER SECOND TIME.
- 7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE
- MIX IN 3-4" OF ORGANIC COMPOST.

SHRUB / PERENNIAL PLANTING DETAIL



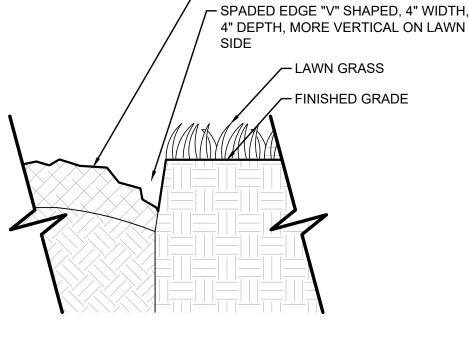




POLY EDGER DETAIL

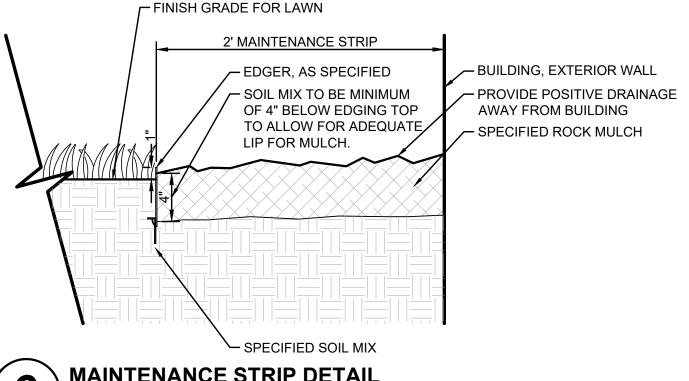
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STEEL EDGER DETAIL



SPADED EDGE DETAIL SCALE: 1-1/2"=1"

MULCH AT PLANTING AREA

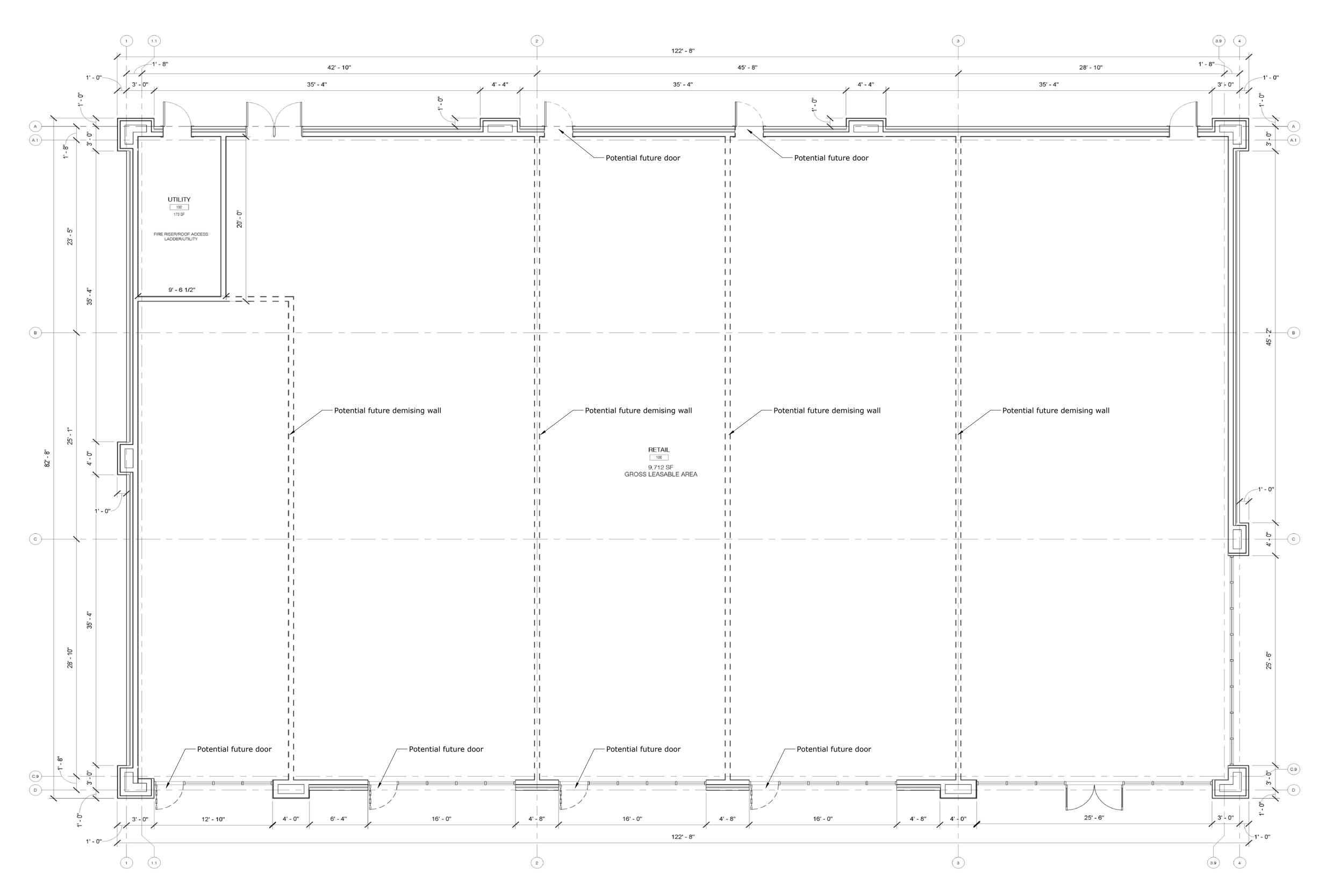


MAINTENANCE STRIP DETAIL SCALE: 1-1/2"=1'

₹Ш WE (C)

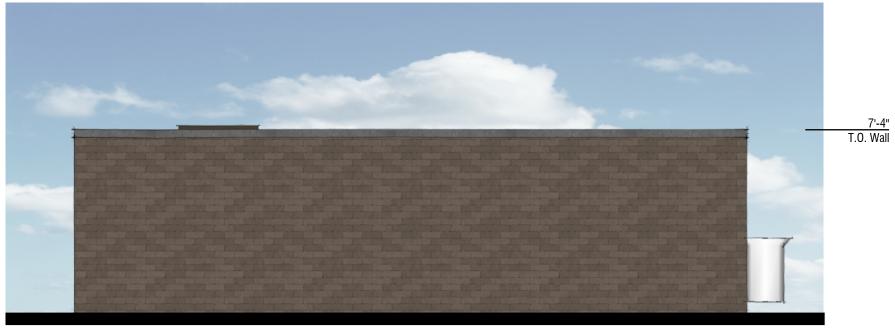








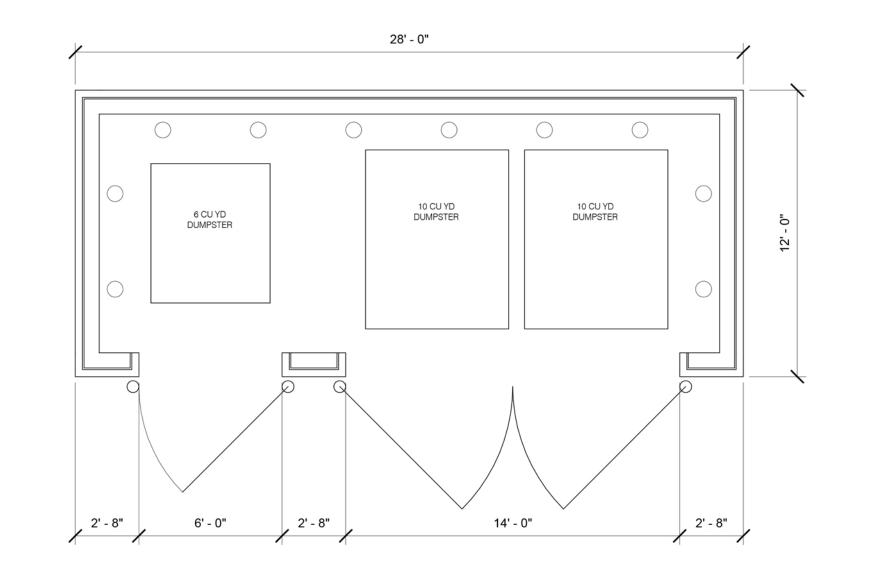
Trash Enclosure - South/North Elevations 1/4" = 1'-0"



Trash Enclosure - East Elevation 1/4" = 1'-0"

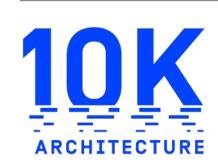


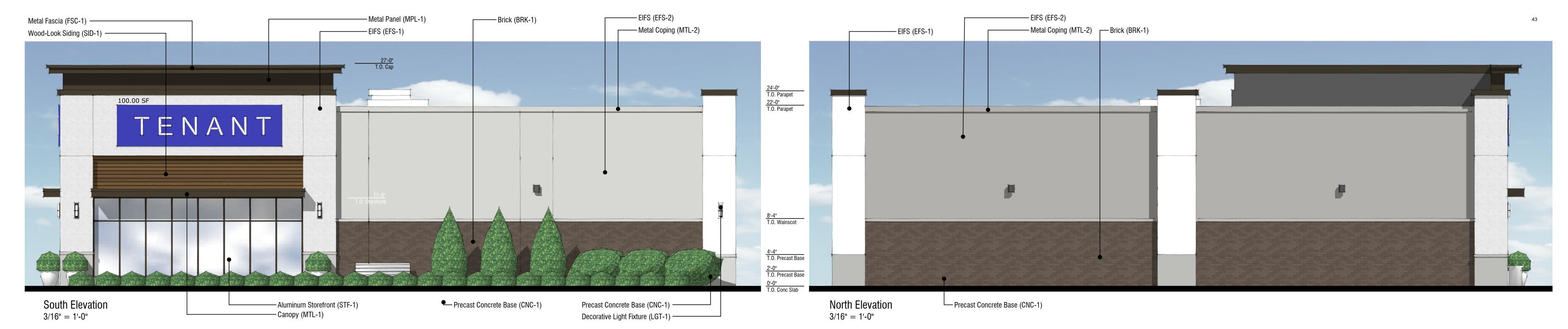
Trash Enclosure - West Elevation 1/4" = 1'-0"



Trash Enclosure - Floor Plan 1/4" = 1'-0"

Floor Plan





MATERIAL LEGEND

EIFS (EFS-1)

Exterior Insulation Finish System "Super White" Dryvit #101

EIFS (EFS-2)

Exterior Insulation Finish System "Mountain Fog" Dryvit #132

BRICK (BRK-1)

"Sienna Ironspot Velour", Endicott Brick, Modular Size

ALUMINUM STOREFRONT (STF-1)
Anodized Dark Bronze, Kawneer or similar

PRECAST CONCRETE BASE (CNC-1)

"Indiana Grey" #4025, Marcstone Precast

WOOD-LOOK SIDING (SID-1)
"Light National Walnut", 6" V-Groove, Longboard

METAL PANEL (MPL-1)
Flush panel, color to match storefront

METAL FINISH (MTL-1)
Flush panel, color to match storefront

